

The Proposed Initiative and the South Hills

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Trails Subcommittee Member
Founding Member, Loma Linda Conservation Society

Click mouse to advance slides.

Jonathan Zirkle:

The Author of this Presentation

1. Member of the Trails Committee
2. Original member of the Loma Linda Conservation Society
3. Extensive involvement in the early drafts of the initiative
 - a. drafted portions of initiative
 - b. consulted with legal counsel

Background Information: Trails Committee Recommendation

1. 2000+ acres of Public Access Open Space
2. Extensive recreational trails system
3. Multiple recreational uses

Background Information: Draft General Plan

1. 2000+ acres of Public Access Open Space
2. Provides strong incentives to landowners to donate land as permanent open space
3. Provides for implementing Trails Master Plan
4. Creates reasonable expectations
5. Outlines achievable results

Background Information:

Save Loma Linda's Proposed Initiative

1. Focused protection of the Sphere of Influence
(The Sphere of Influence is the far eastern portions of the hillside area, outside of the City limits)
2. No provision to increase City landholdings in the hillside areas
3. Disregard for the Trails Committee Recommendation
 - a. Scott's Canyon (Jedi Trail) development

Save Loma Linda's Proposed Initiative.

Increased tax payer legal expenses:

- a. Ambiguity in the text
- b. Unconstitutional taking of private property due to access & view shed restrictions

Compare “Protection”

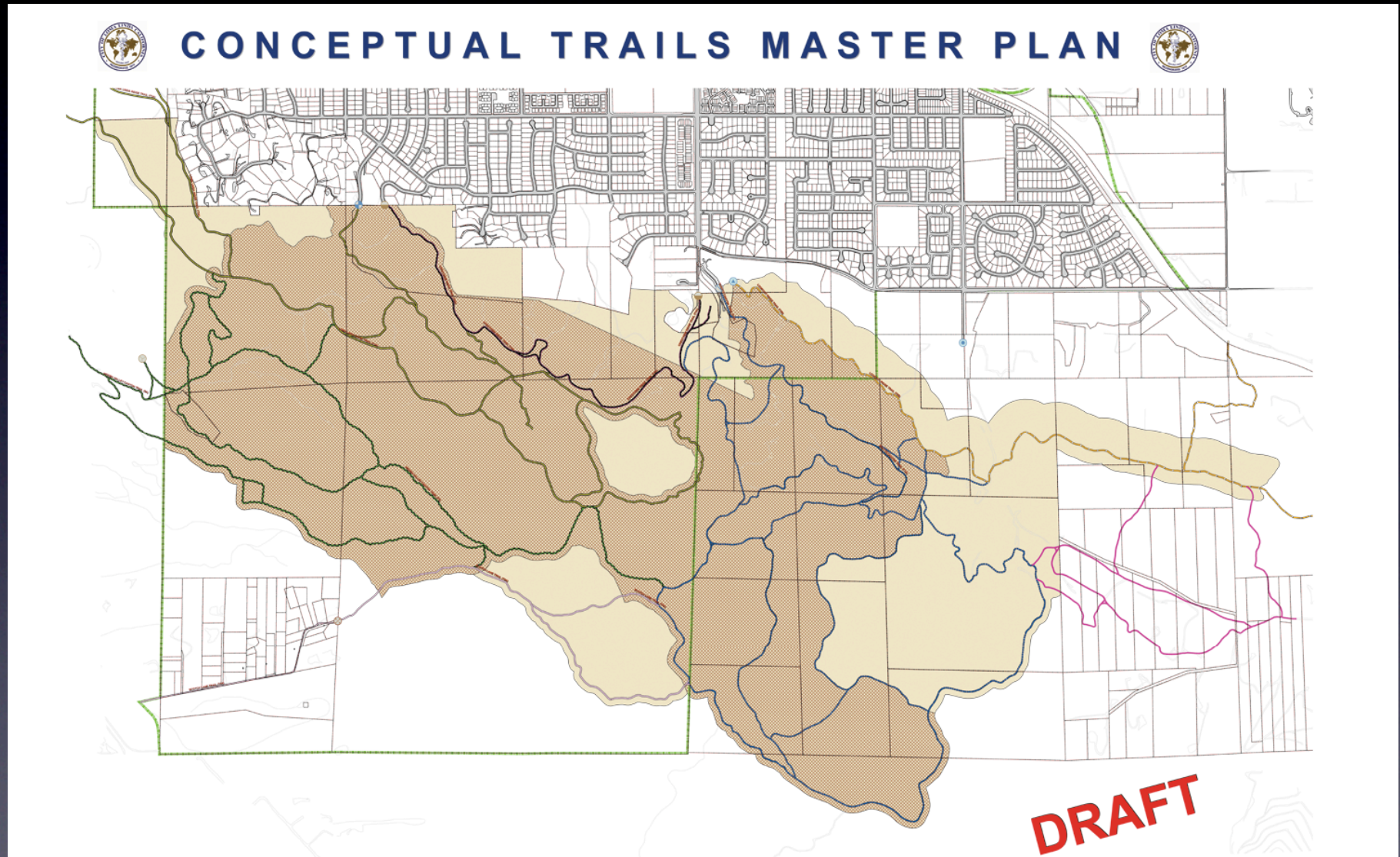
Save Loma Linda:

- Protection means houses on 5 acre lots or smaller, private property, probably fenced.

Draft General Plan:

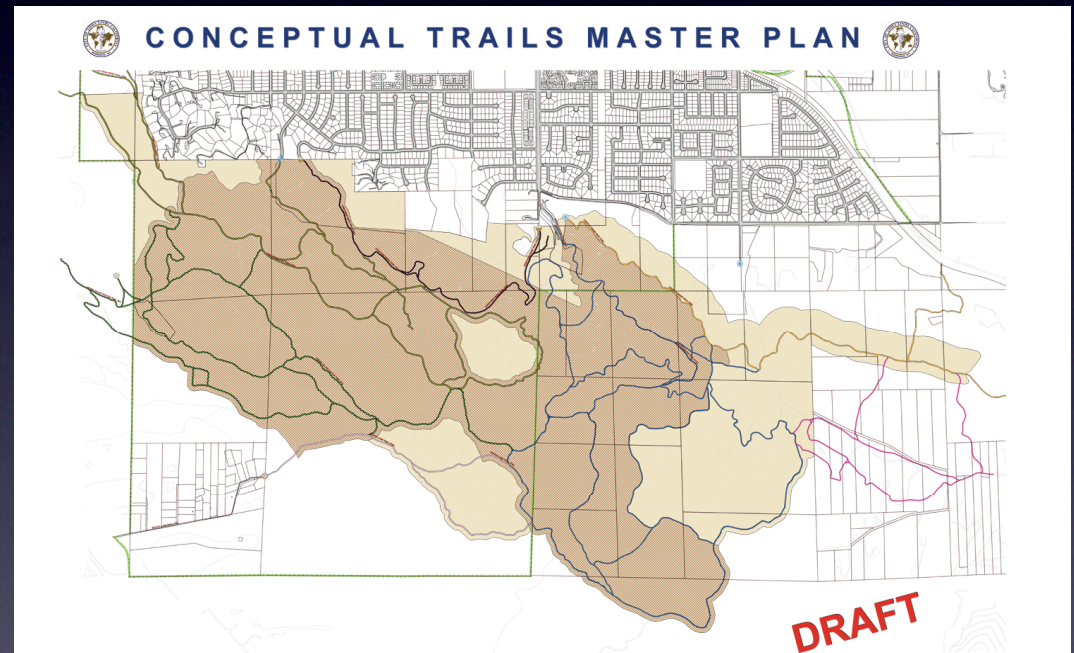
- Protection means permanent Public Access Open Space
- Permanent means unable to be reduced except by a vote of the people

Goal: Trails Committee Map

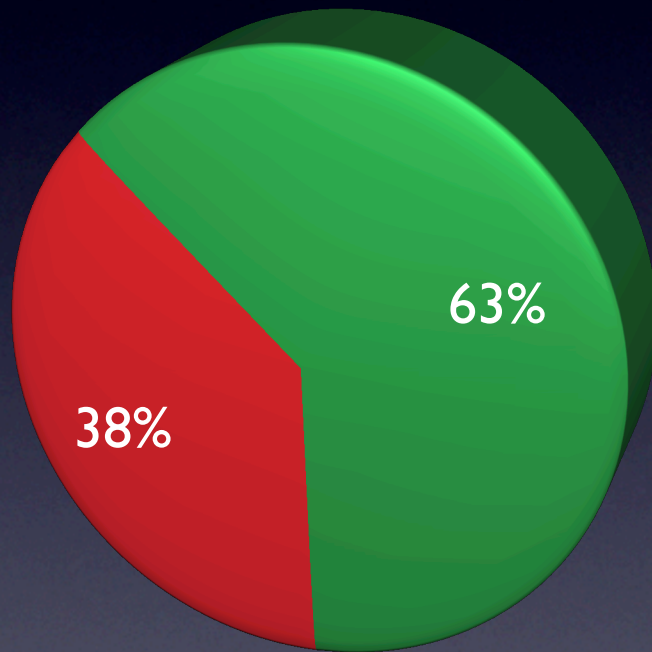


Trails Committee Protections

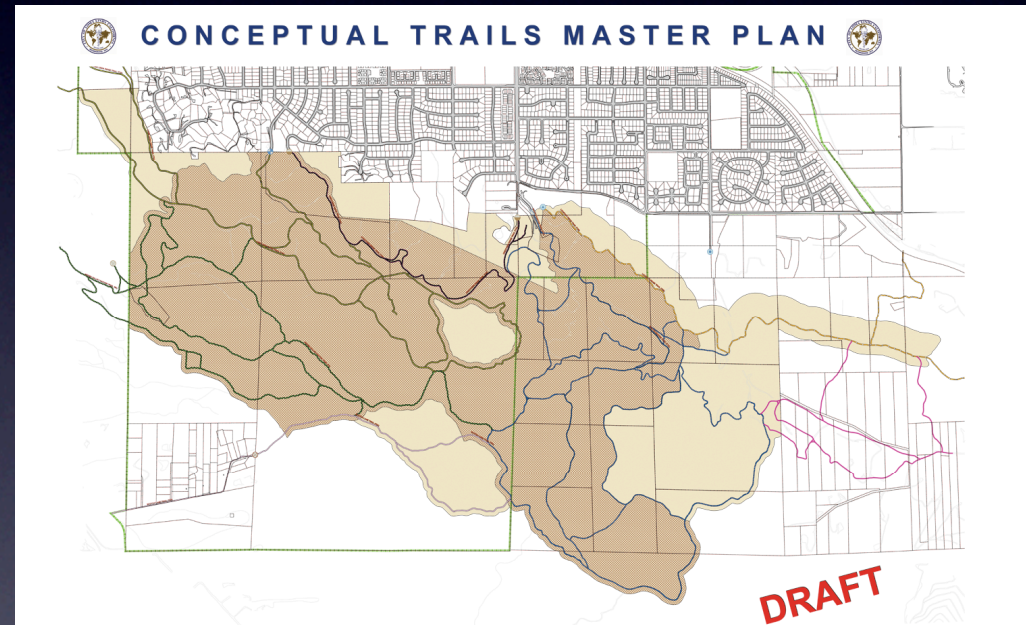
1. Wildlife Corridors
2. Recreational Trails
3. Scott's Canyon
4. Hillside Views



Trails Committee Protections



- Development Areas
- Public Access Targeted Open Space

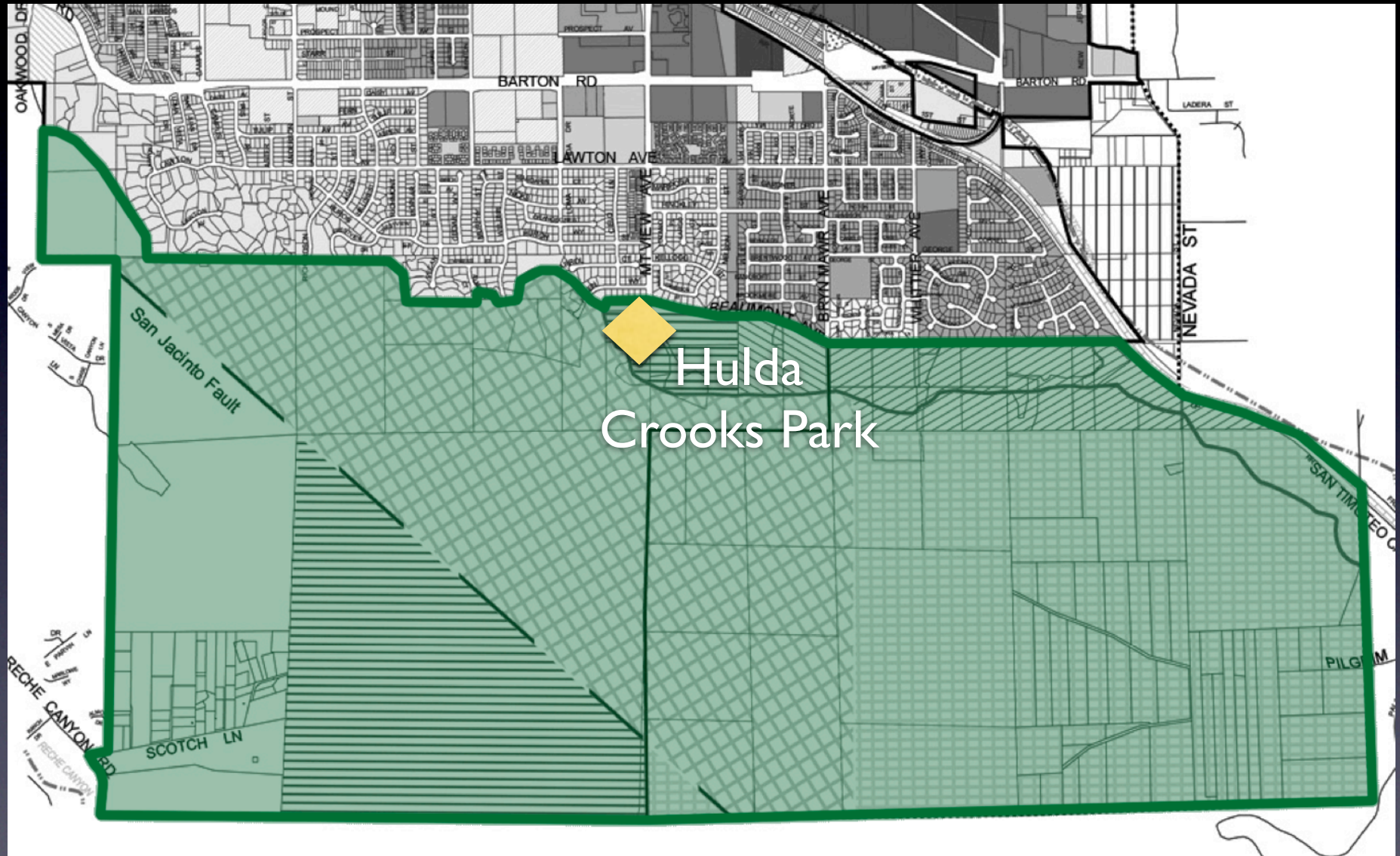


Let's Take A Closer Look: Map of Proposed Initiative



Source: Save Loma Linda website

Initiative Hillside Detail



Hillside Land Use Designations

Let's complete this table together so we can see how many units Save Loma Linda's Proposed Initiative allows.

Designation	Density	Acres	Raw Units	Bonus	Total
Hillside Conservation	1 unit/ 10 acres				
Low Density Hillside Preservation	1 unit / 10 acres				
Medium Density Hillside Preservation	1 unit / 5 acres				
Rural Estate	1 unit / acre				
Expanded Hillside Area	unlimited				
Un-Designated Land	unlimited				
Total:					????

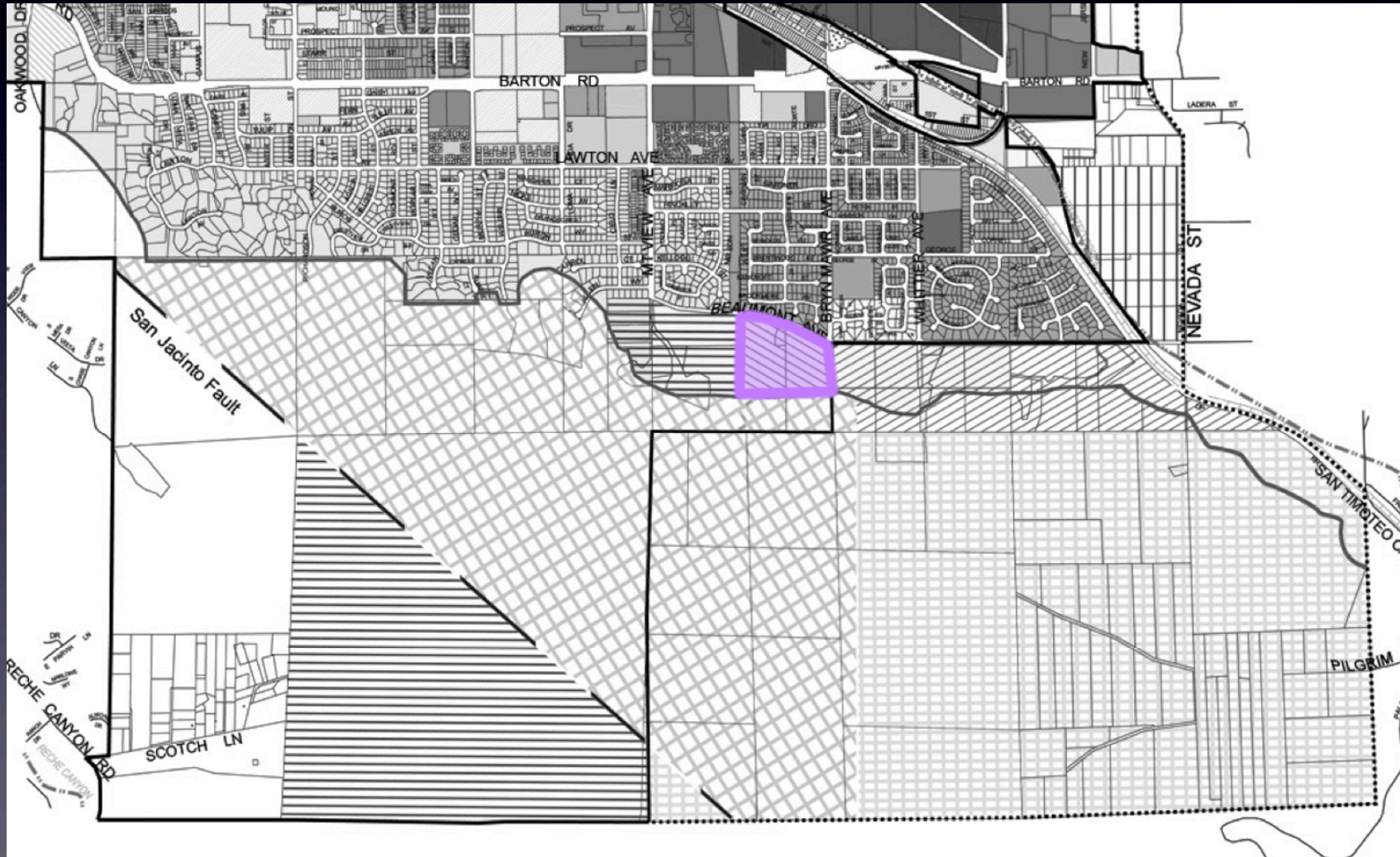
All acreage and unit calculations are estimates. Actual numbers require actual surveys. The author believes these to be accurate to $\pm 5\%$.

Hillside Land Use Designations

And let's look at some maps to see
where the units come from.

Initiative: Rural Estates

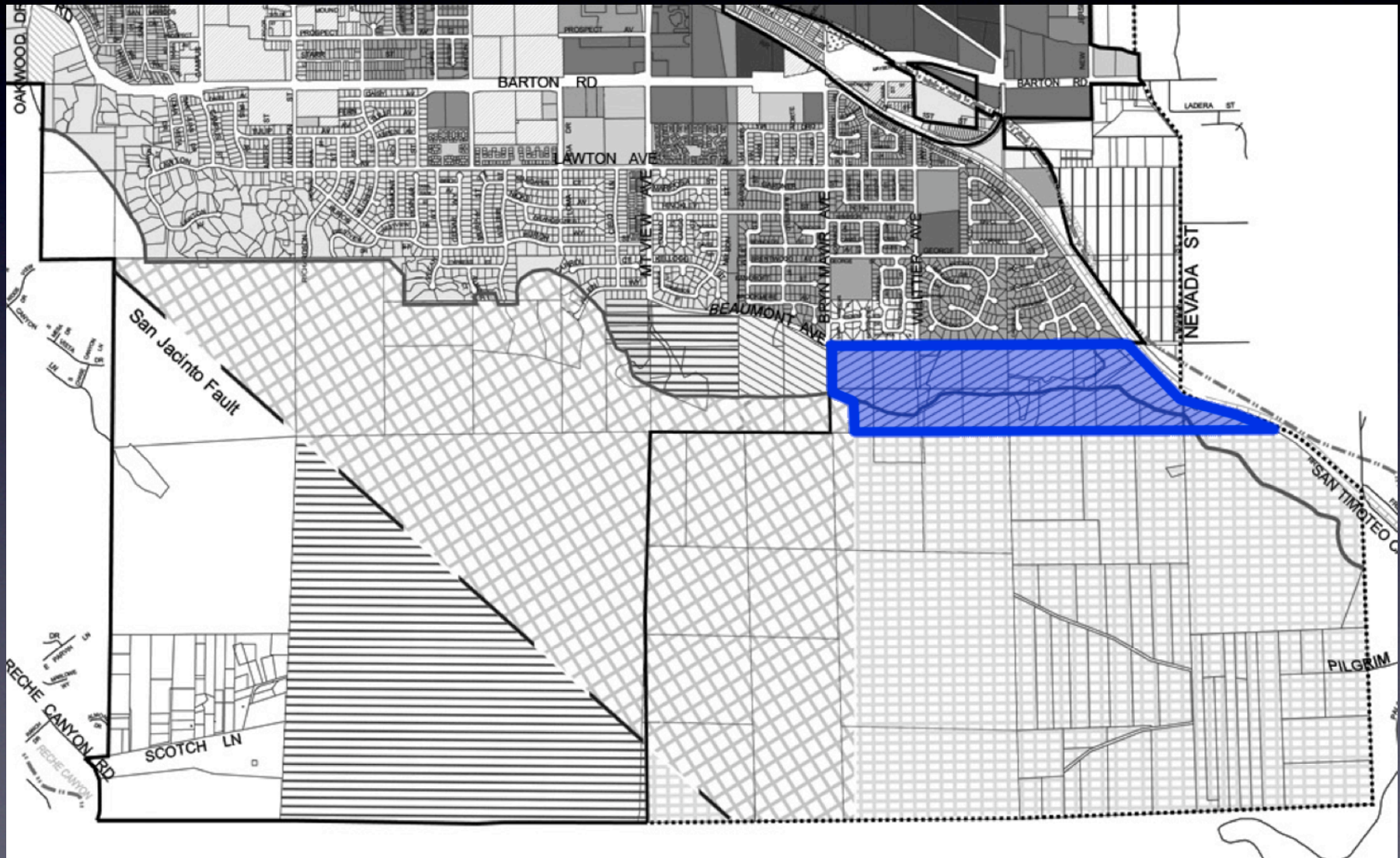
30 acres, 1 unit per acre
raw estimated units: 30



Medium Density Hillside Preservation

155 acres, 1 unit per 5 acres

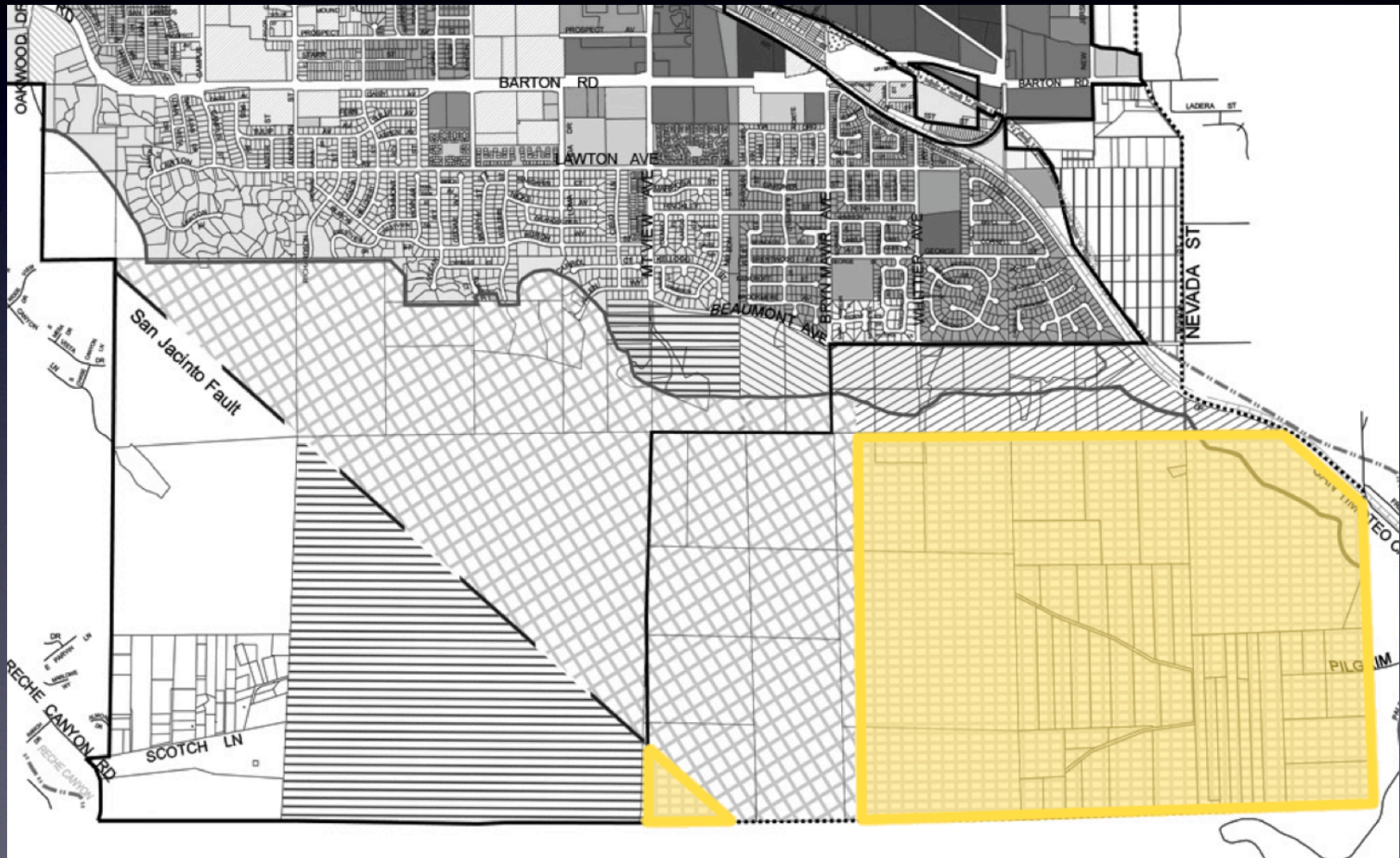
raw estimated units: 31



Low Density Hillside Preservation

994 acres, 1 unit per 10 acres

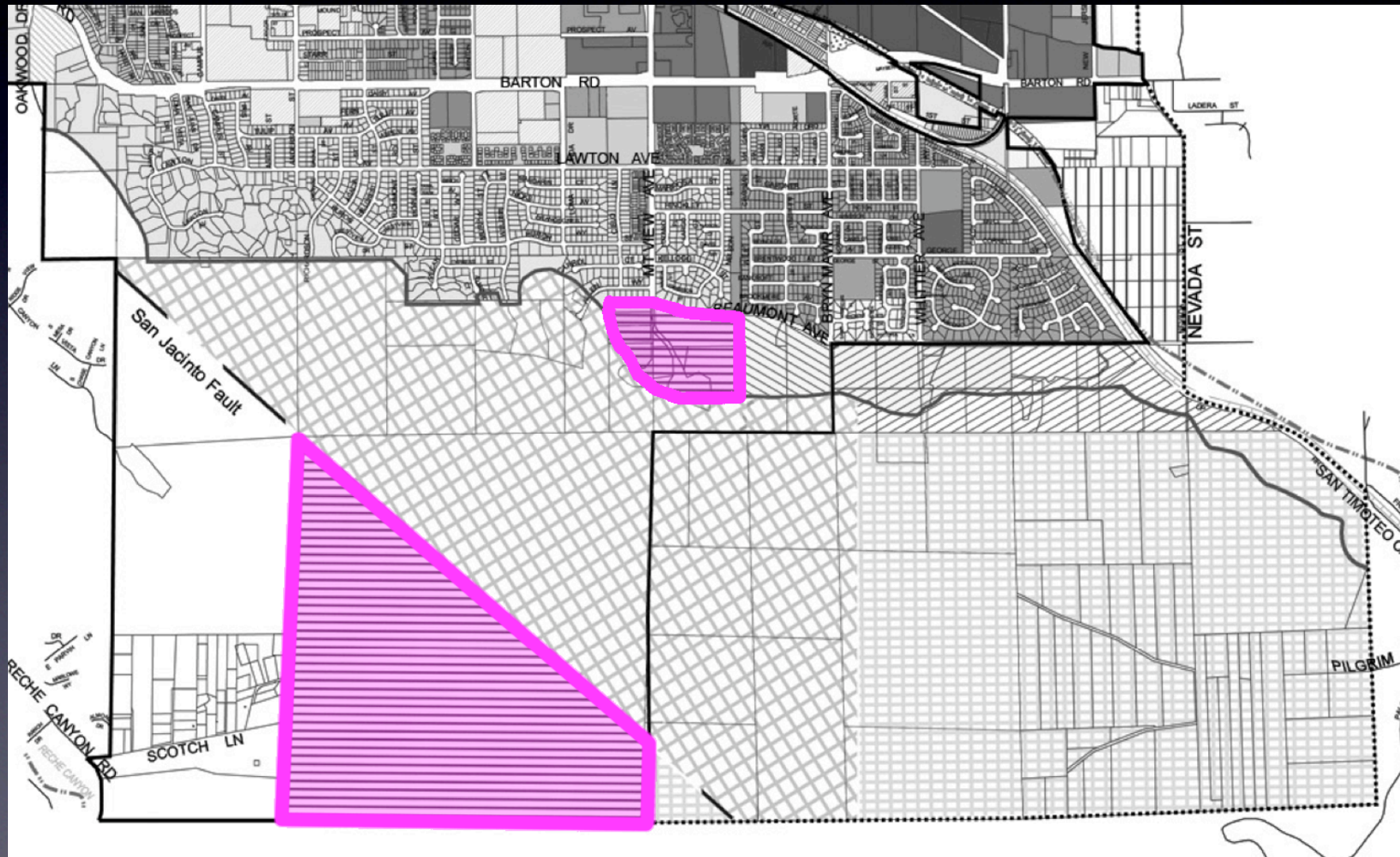
raw estimated units: 99



Expanded Hillside Area

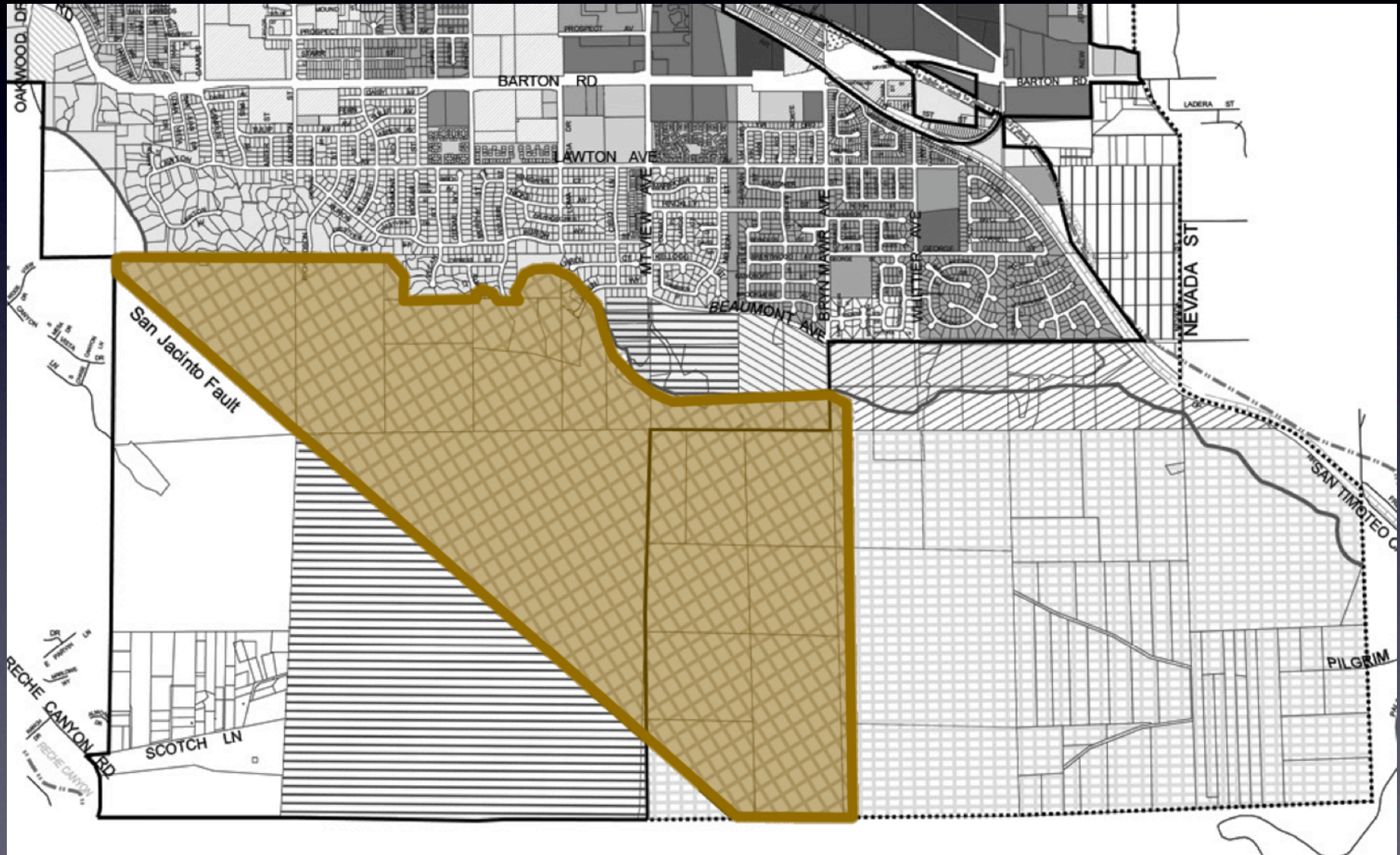
405 acres, **unlimited density**

raw estimated units: **????**

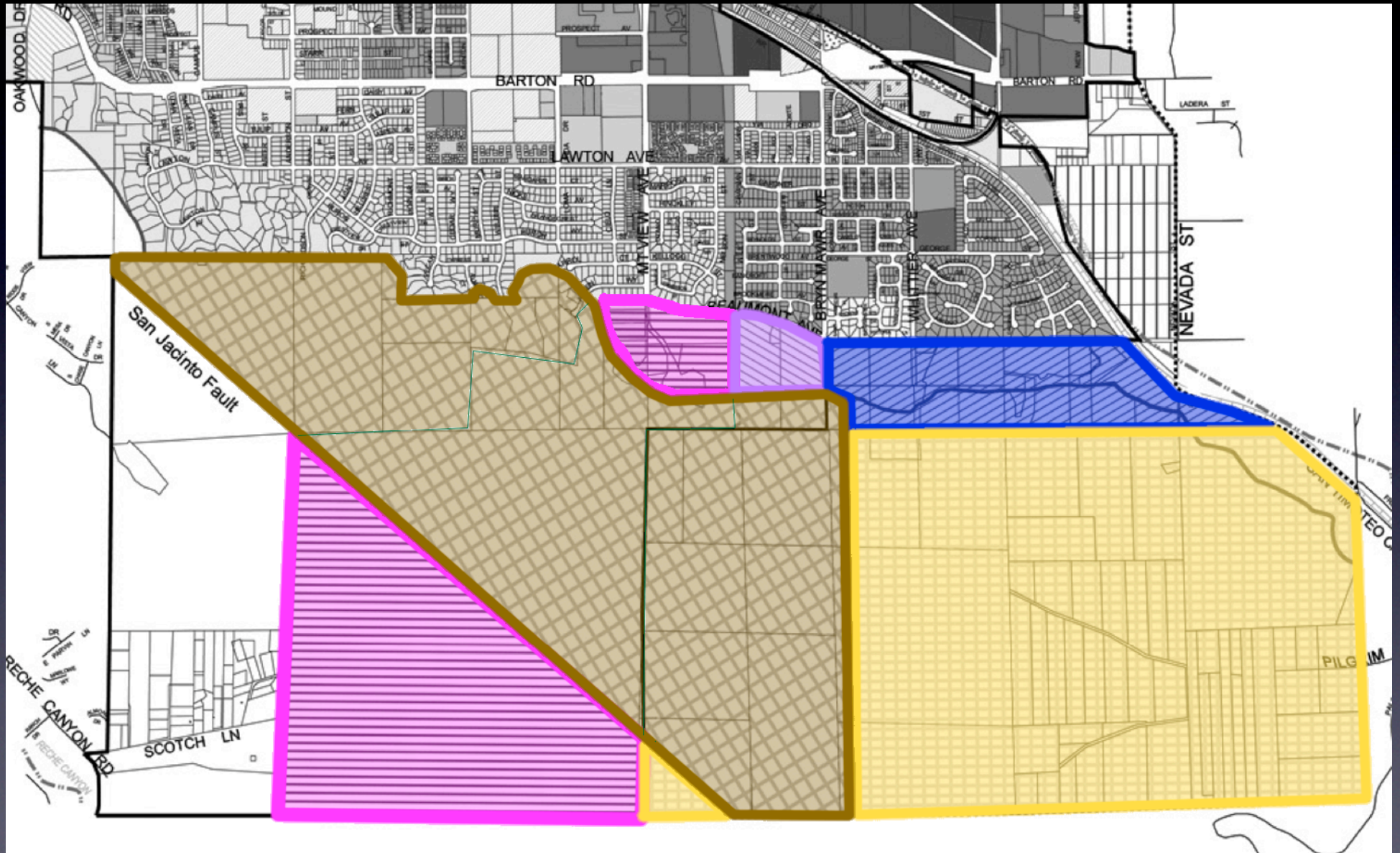


Hillside Conservation

1157 acres, 1 unit per 10 acres
raw estimated units: 116



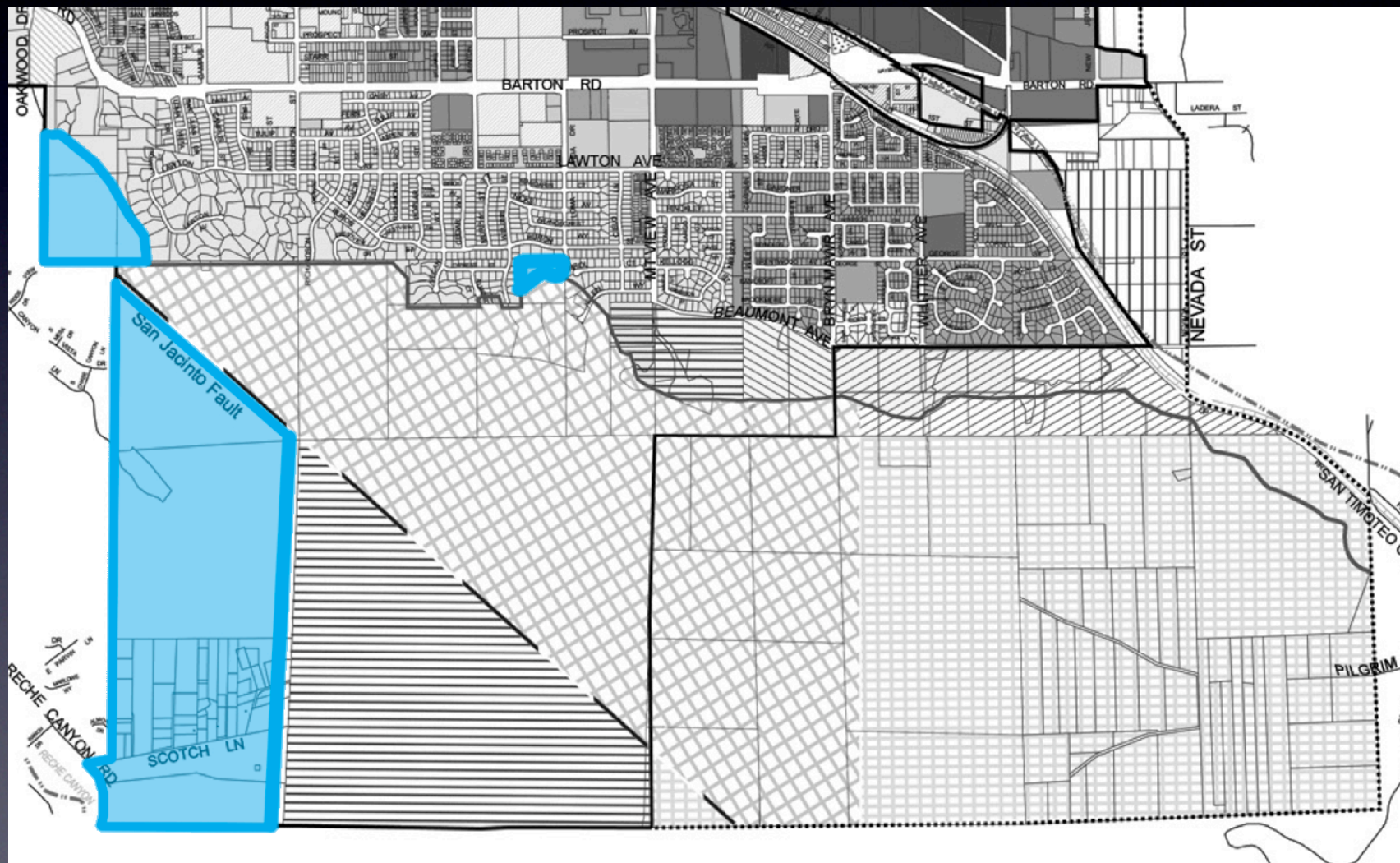
Initiative Designations Overview



Undesignated Land

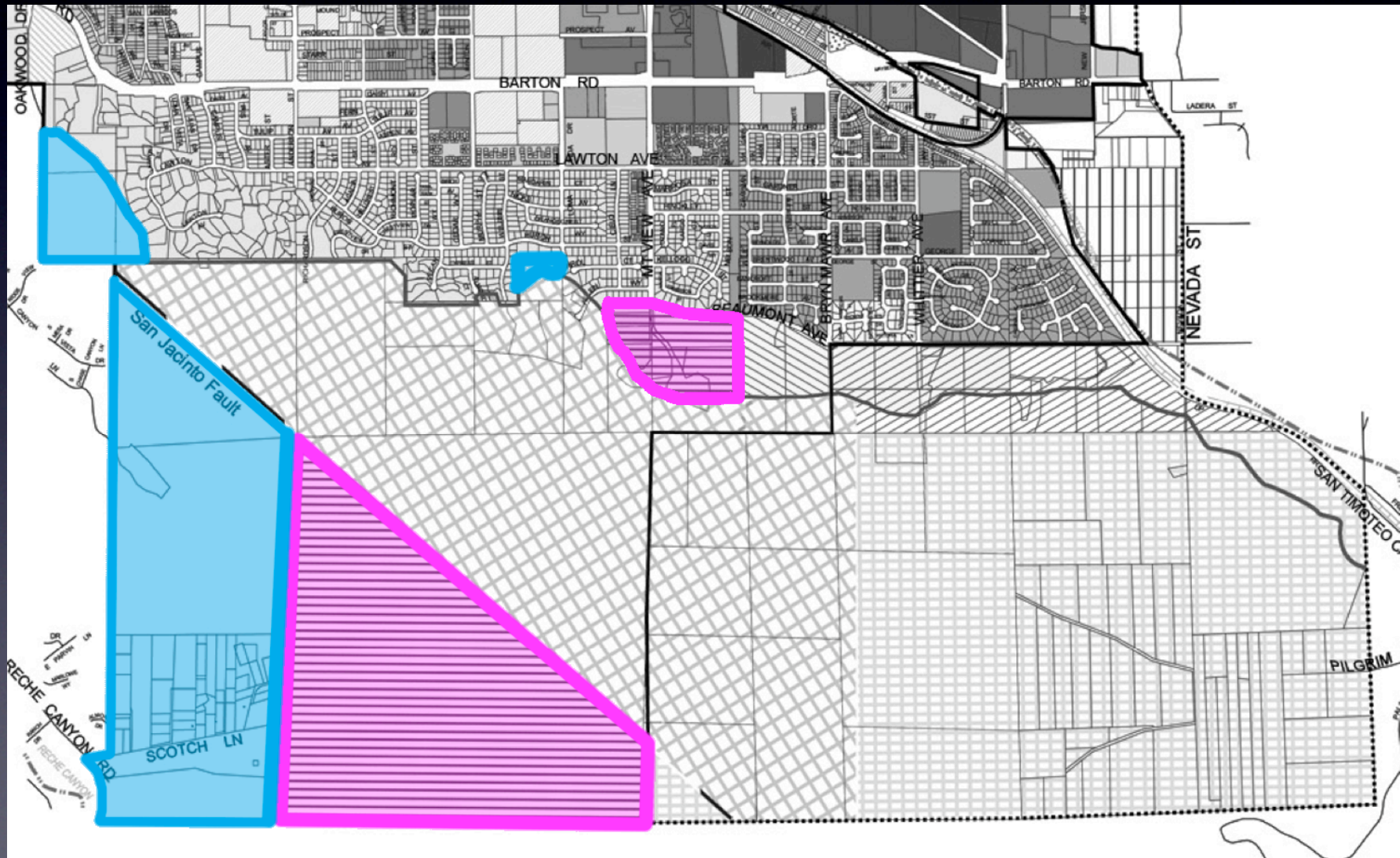
449 acres, **unlimited density**

estimated units: **????**



Unlimited Density Land

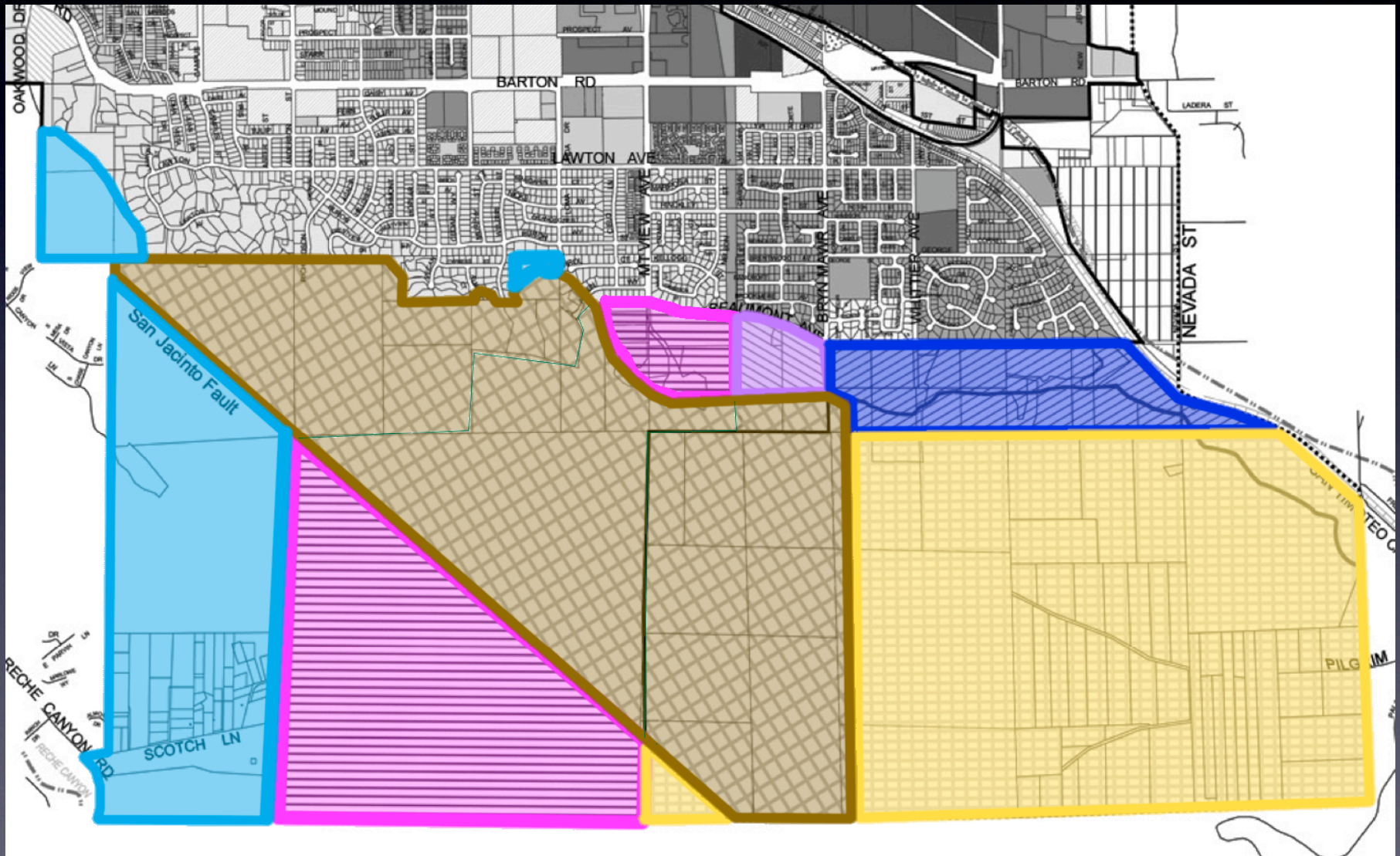
854 acres, **unlimited density**
estimated units: **????**



Initiative Hillside Overview

3190 acres

estimated units: ????



Hillside Land Use Designations

With Acreage & Raw Unit Count

We still need to calculate bonuses and totals.

Designation	Density	Acres	Raw Units	Bonus	Total
Hillside Conservation	1 unit/ 10 acres	1157	73		
Low Density Hillside Preservation	1 unit / 10 acres	994	99		
Medium Density Hillside Preservation	1 unit / 5 acres	155	31		
Rural Estate	1 unit / acre	30	30		
Expanded Hillside Area	unlimited	405	????		
Un-Designated Land	unlimited	449	????		
Totals:					????

All acreage and unit calculations are estimates. Actual numbers require actual surveys. The author believes these to be accurate to $\pm 5\%$.

If the initiative passes, where will the houses be built?

- I. Determined primarily by:
 - a. Initiative Cluster Policies
 - b. Initiative View Shed Policies

Initiative Cluster Policy Overview

- Must comply with design and building standards
- Clusters north of the primary ridgelines:
 - 100% Bonus
- Clusters moving south of the primary ridgelines:
 - 200% Bonus
- Heavy emphasis on protecting certain north facing slopes

Hillside Land Use Designations

With Cluster Bonus Calculation

This is basically the number Save Loma Linda loves to claim. In a minute we will calculate the number of units in the unlimited density areas, and the total for the entire hillside areas.

Designation	Density	Acres	Raw Units	Bonus	Total
Hillside Conservation	1 unit/ 10 acres	1157	73	73	146
Low Density Hillside Preservation	1 unit / 10 acres	994	99	99	198
Medium Density Hillside Preservation	1 unit / 5 acres	155	31	31	62
Rural Estate	1 unit / acre	30	30	none	30
Expanded Hillside Area	unlimited	405	????	none	????
Un-Designated Land	unlimited	449	????	none	????
Totals:					????

Where Some of the Houses Could Be Built Under the Initiative

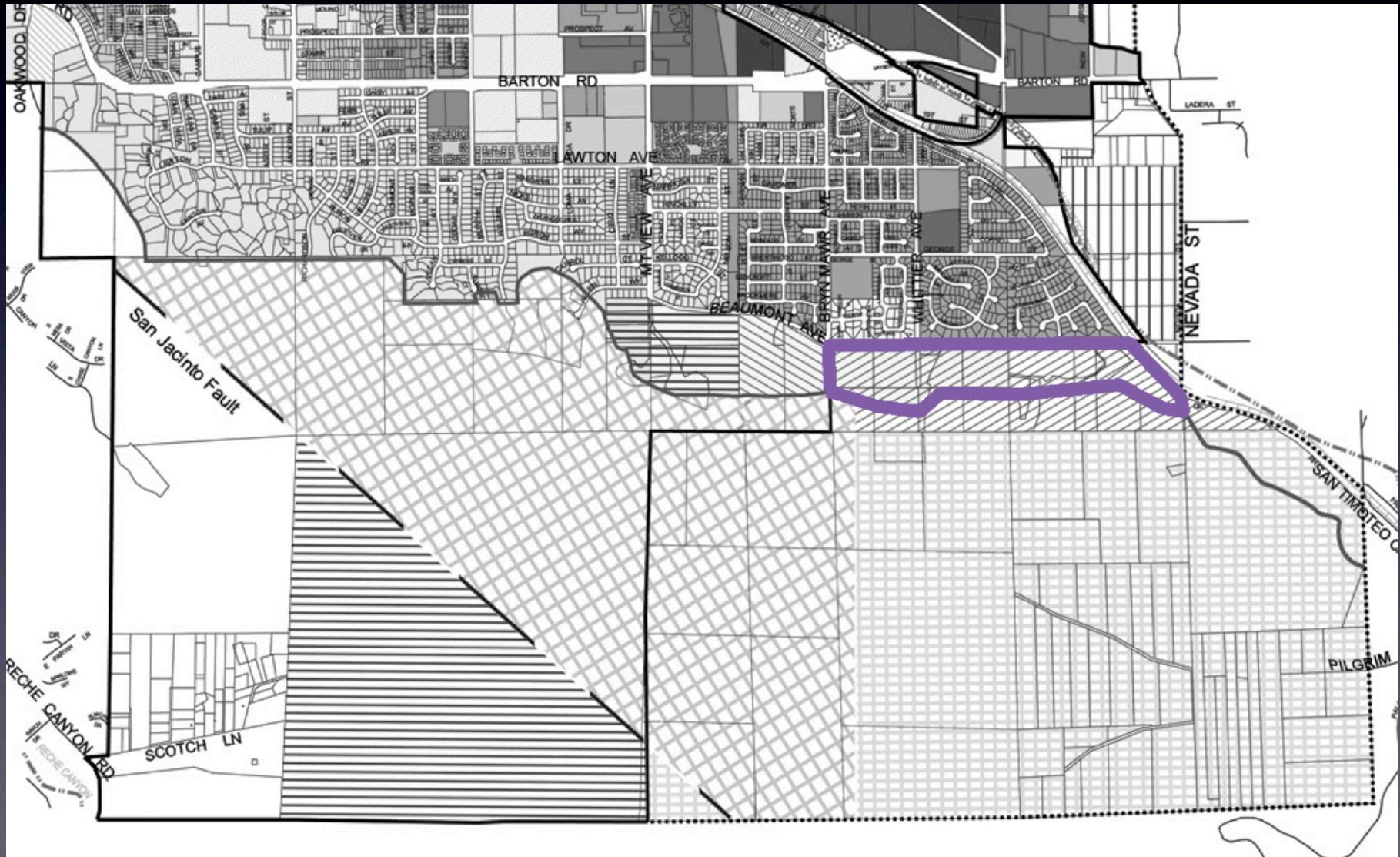
Focus on Sphere of Influence

- Cluster areas A, B, and C
- Need to accommodate 290 units

Cluster Area A

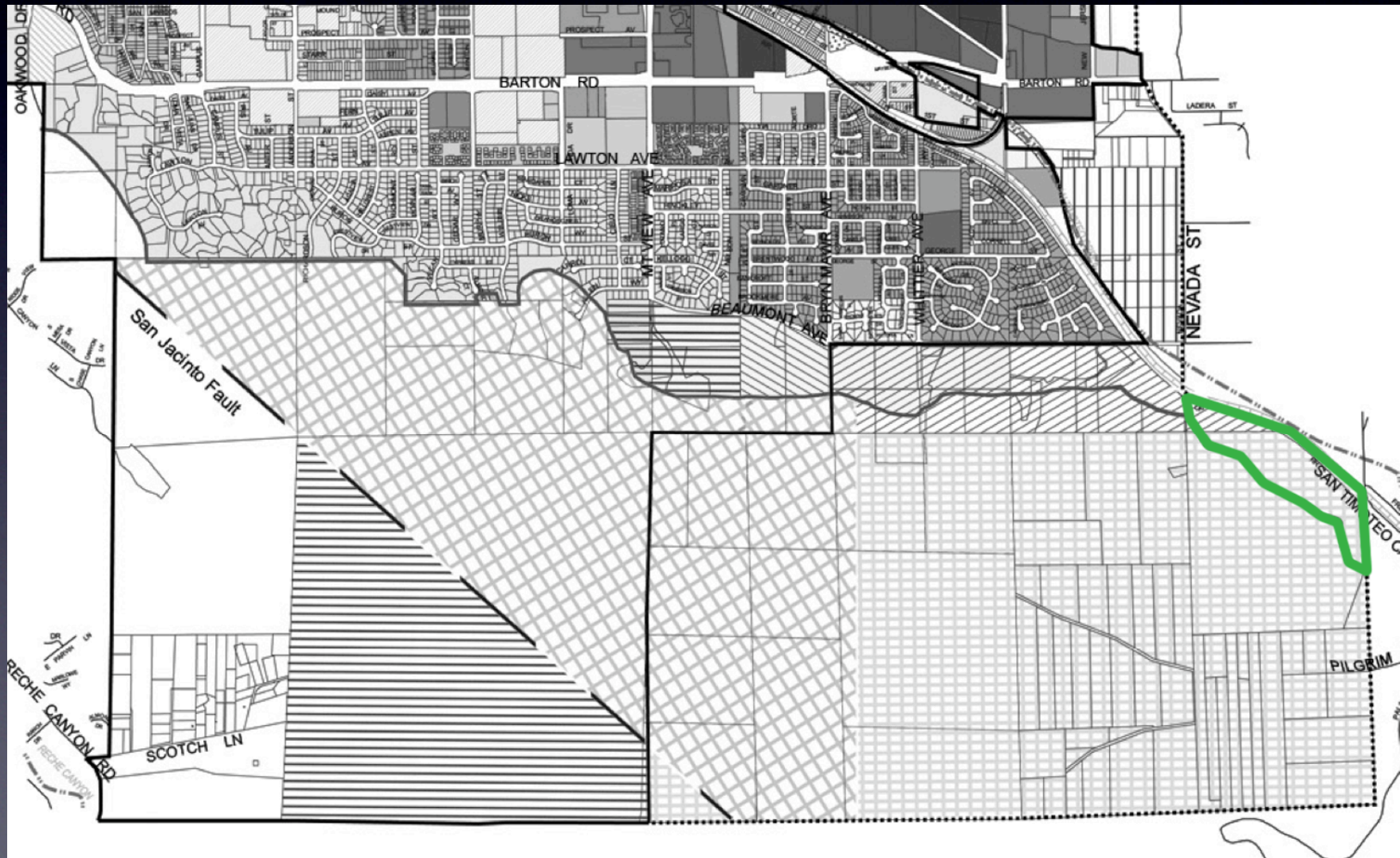
2.5 acre lots, 82 acres

32 units expected



Cluster Area B

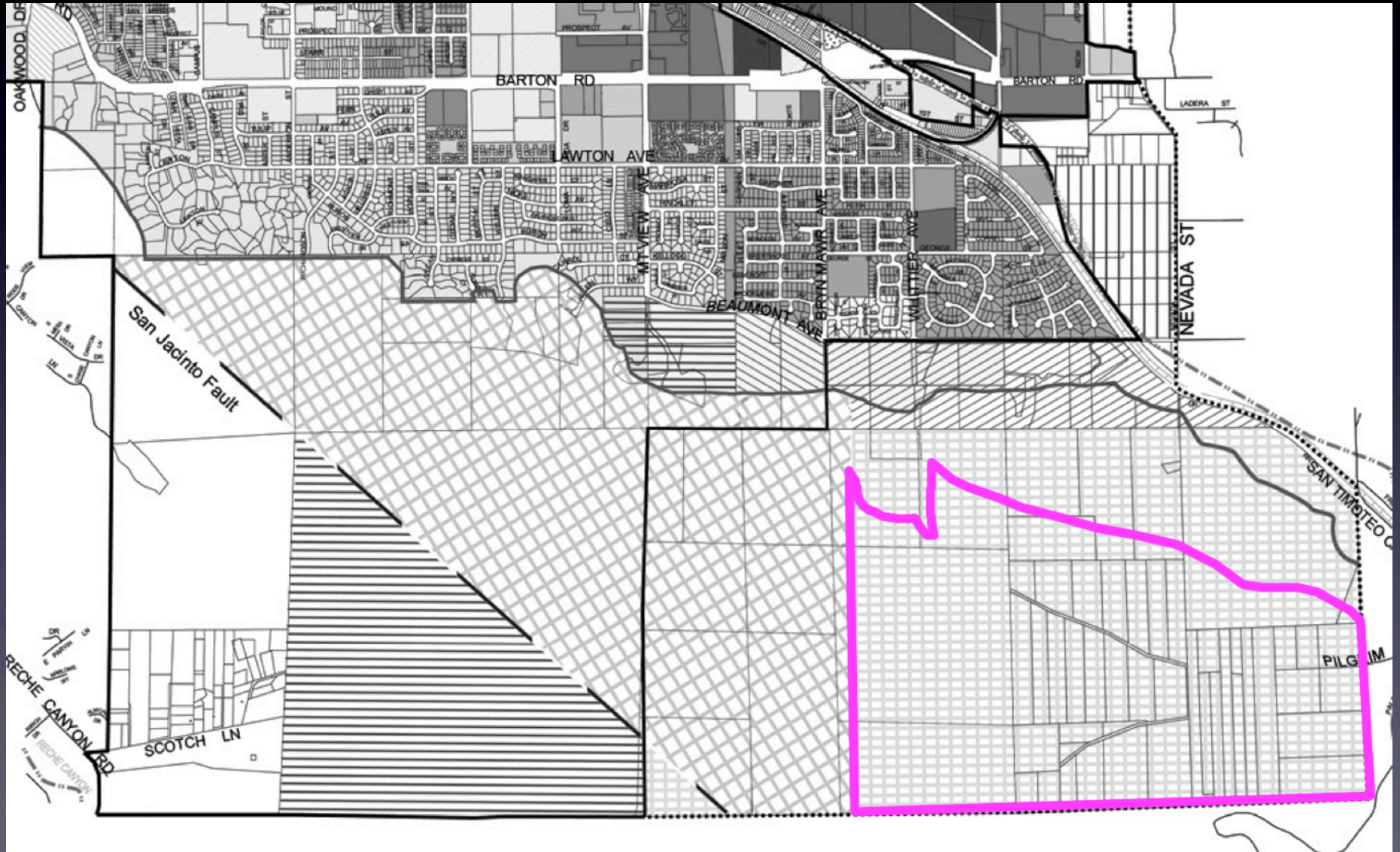
1 acre lots, 42 acres,
42 units expected



Cluster Area C

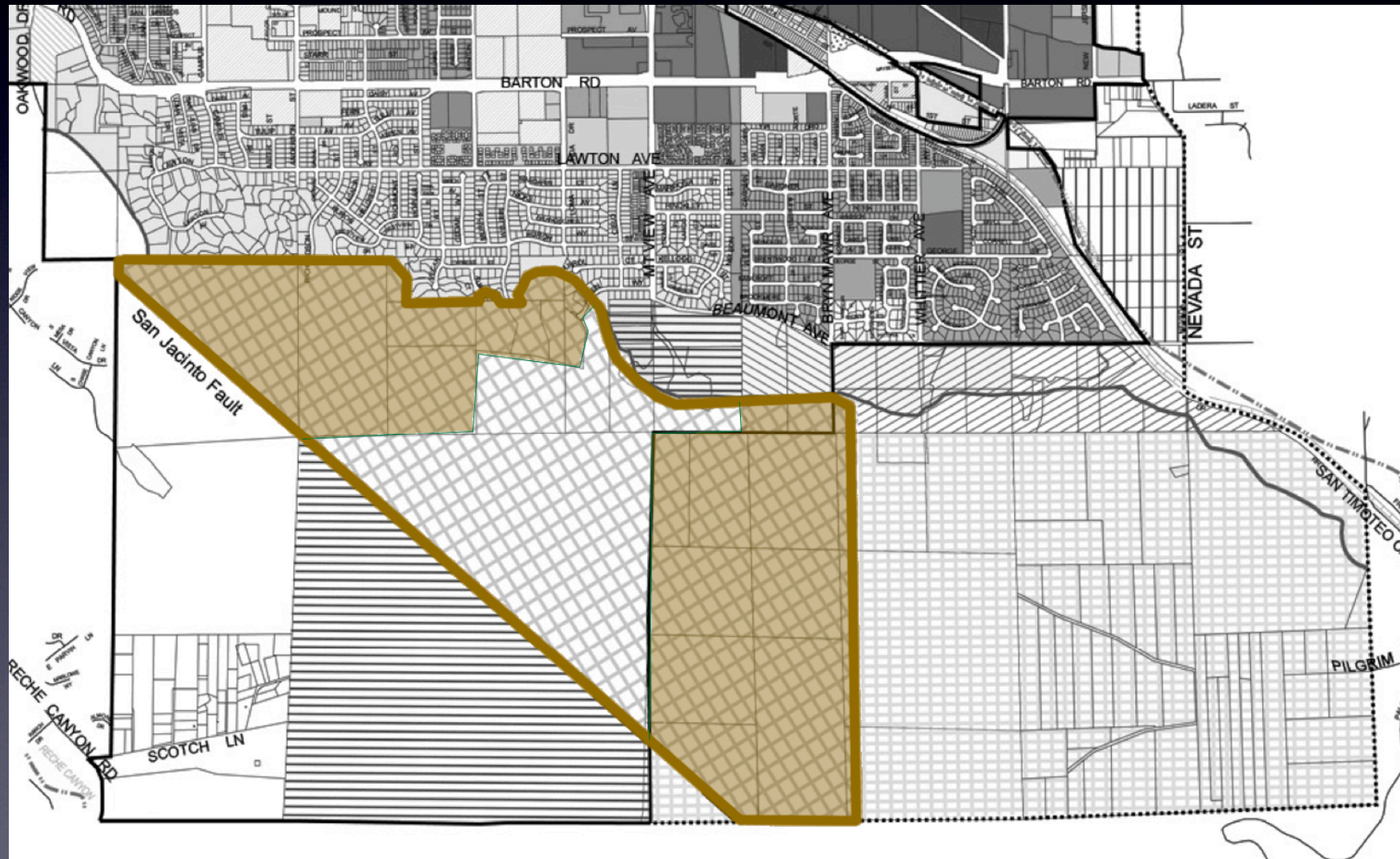
1/2 acre lots, 790 acres

166+ units expected



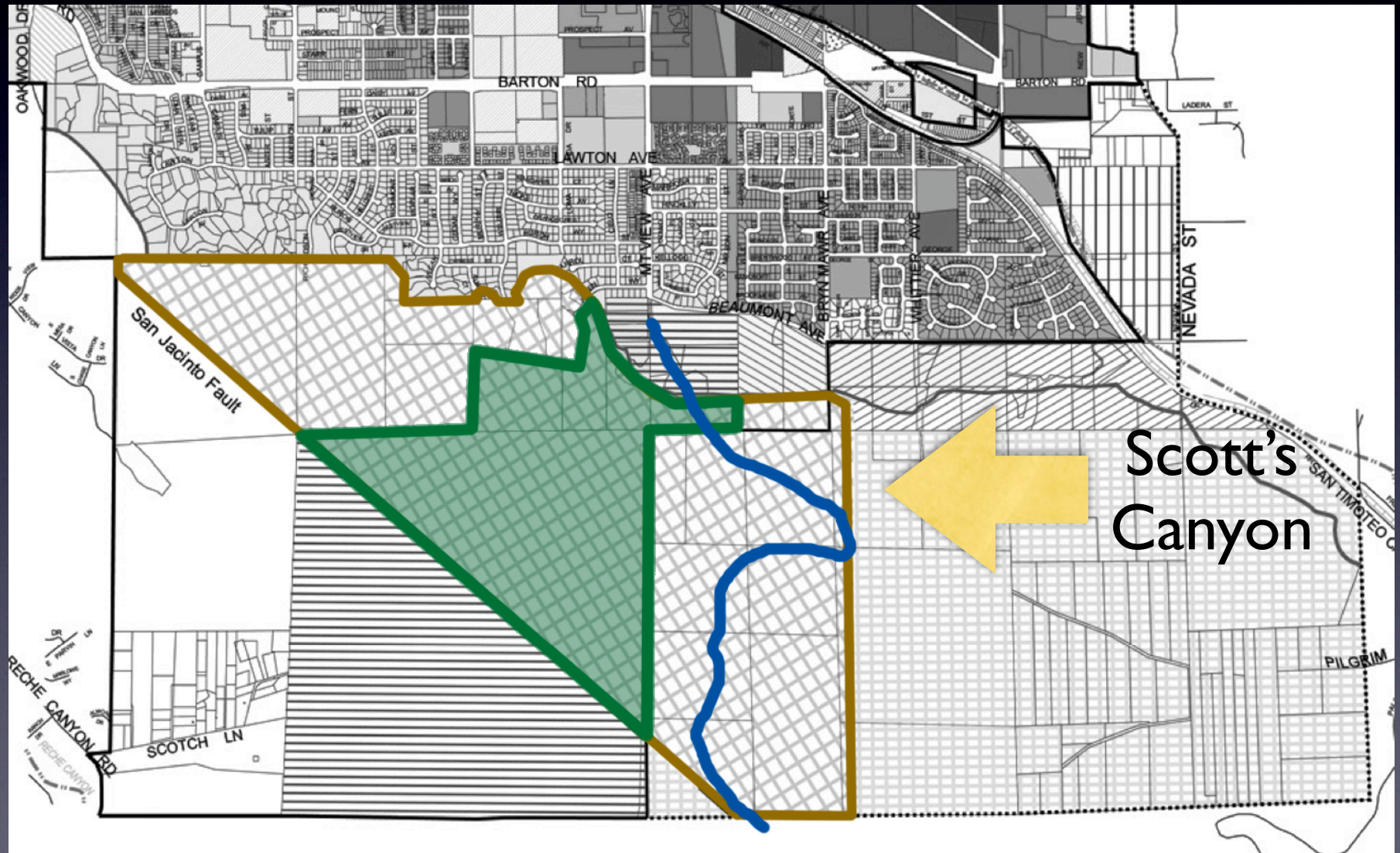
Private Land in Old Initiative

5 acre lots, no protected open space
146 Units



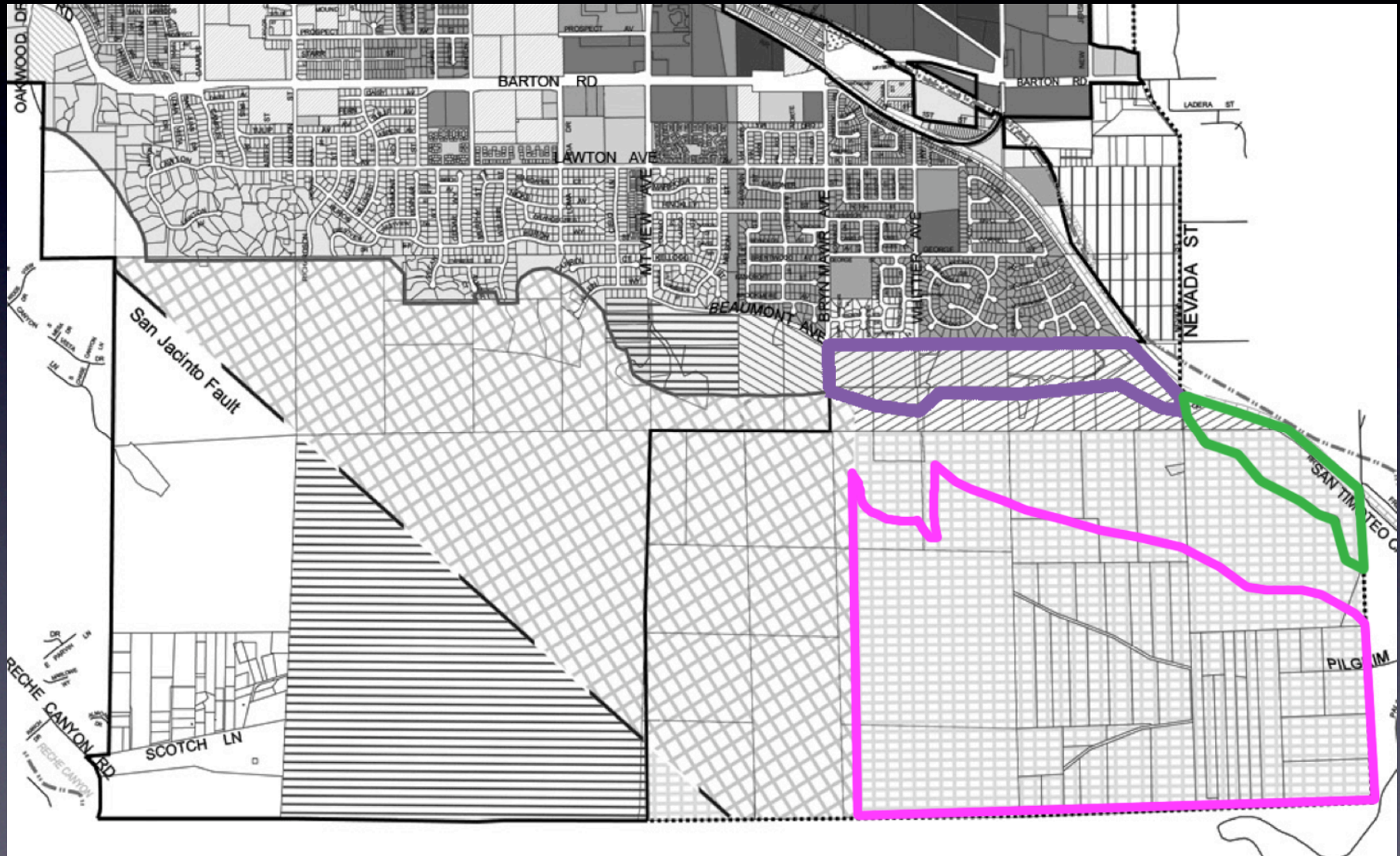
City Owned Land in Old Initiative

The green area is the only guaranteed area of permanent open space in the Proposed Initiative. Scott's Canyon is primarily outside of the green area.



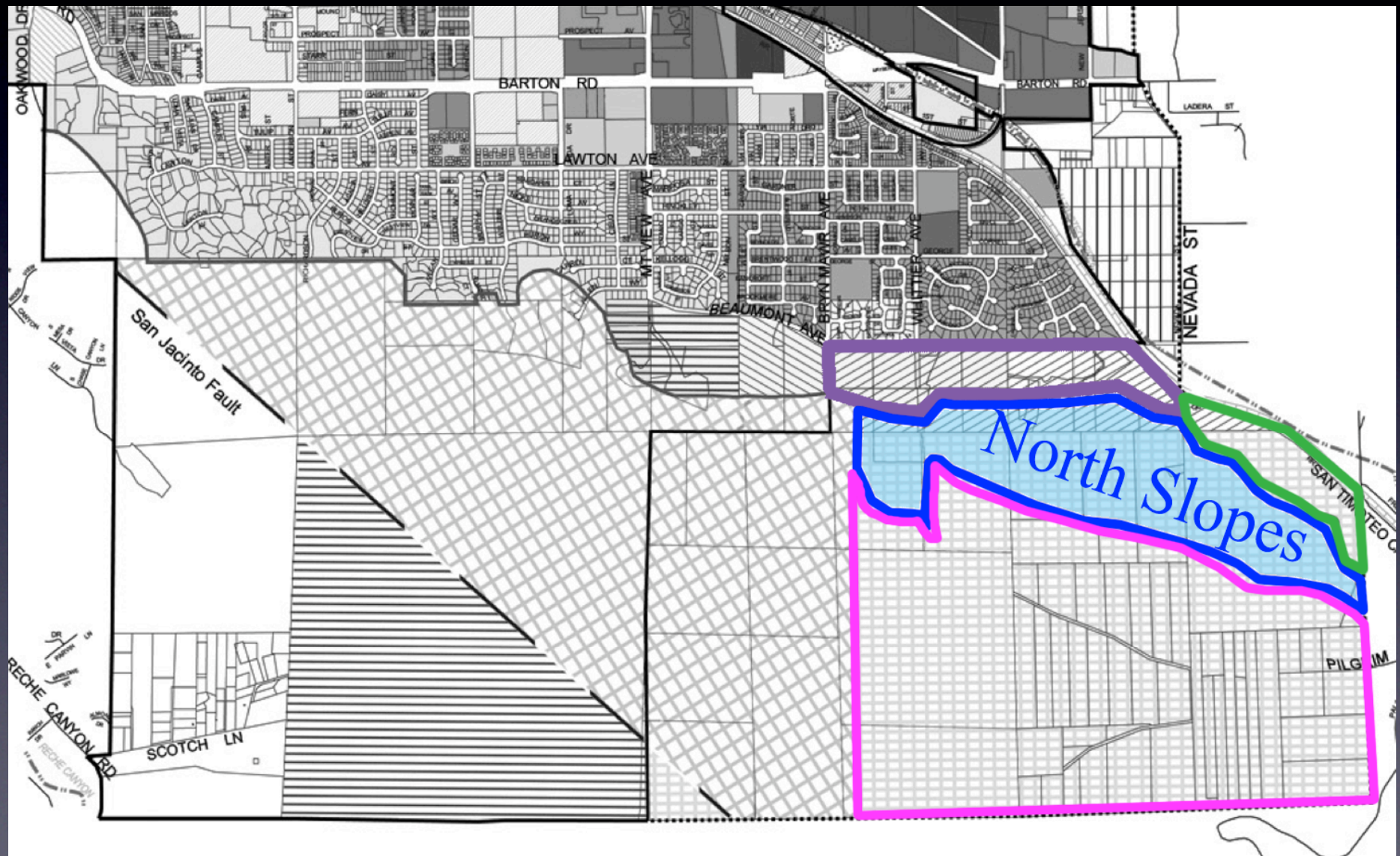
Cluster Areas A, B, and C

290+ units



Sphere of Influence North Facing Slopes

The only area protected by the proposed initiatives cluster bonus scheme.



View Shed Protections

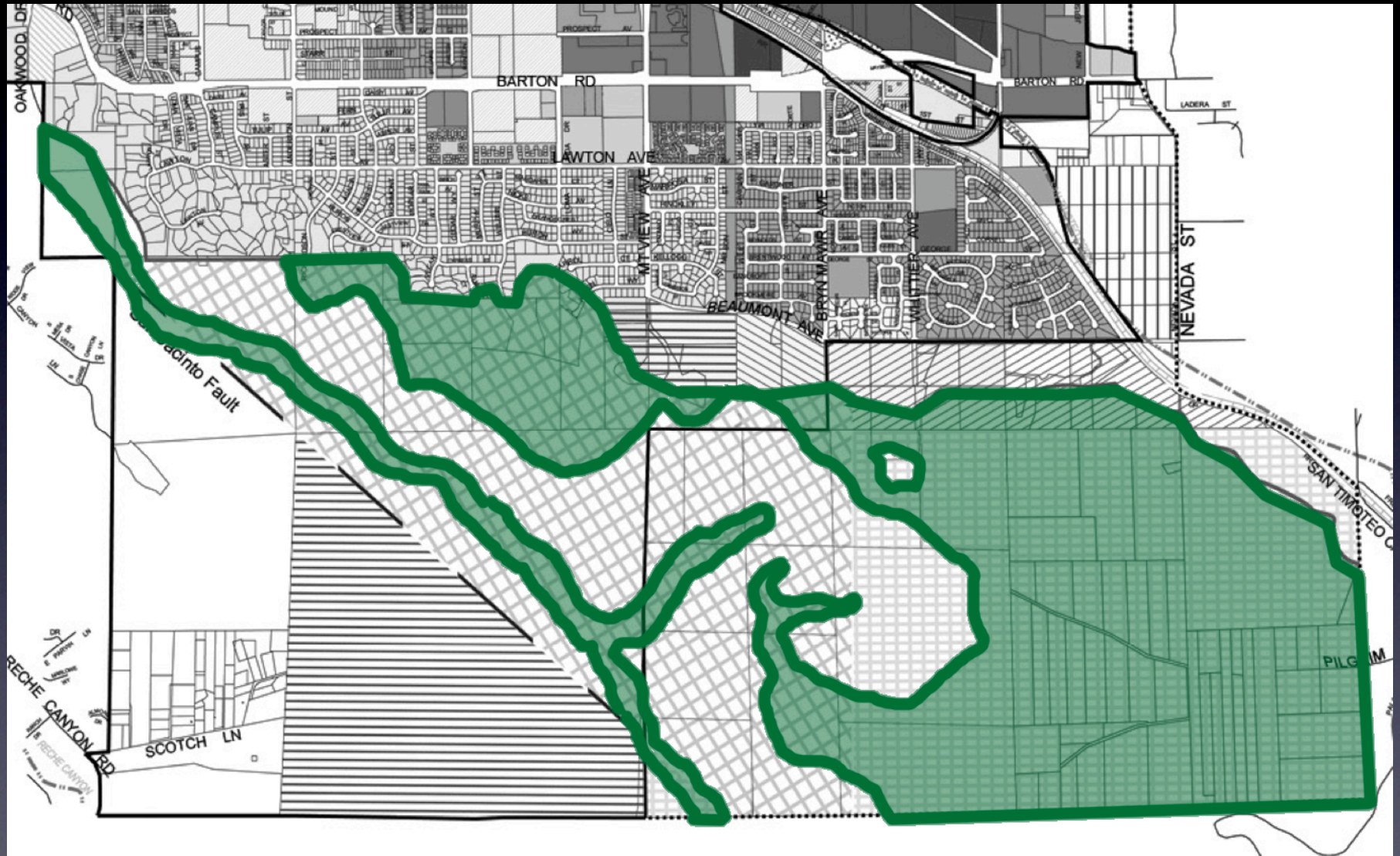
- Are set forth in their own Principle of Managed Development
- Effect the ENTIRE City

Primary View Shed Rule

"New development shall only be approved if it preserves scenic vistas of natural hillside areas . . . [as seen] from north of Barton Road, Interstate 10, or east of San Timoteo Canyon Road."

Initiative p. 12

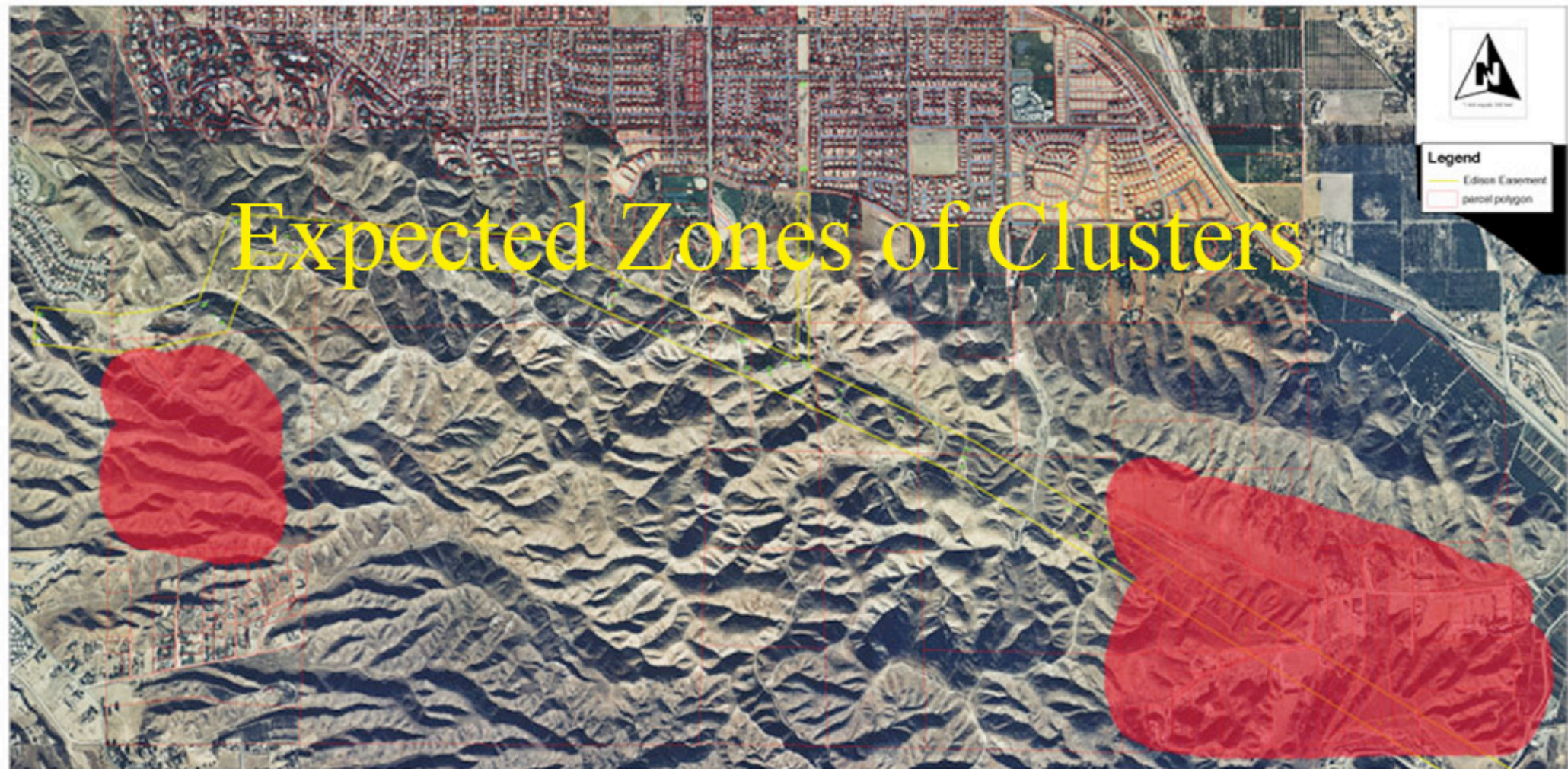
Initiative: View Shed Protected Areas



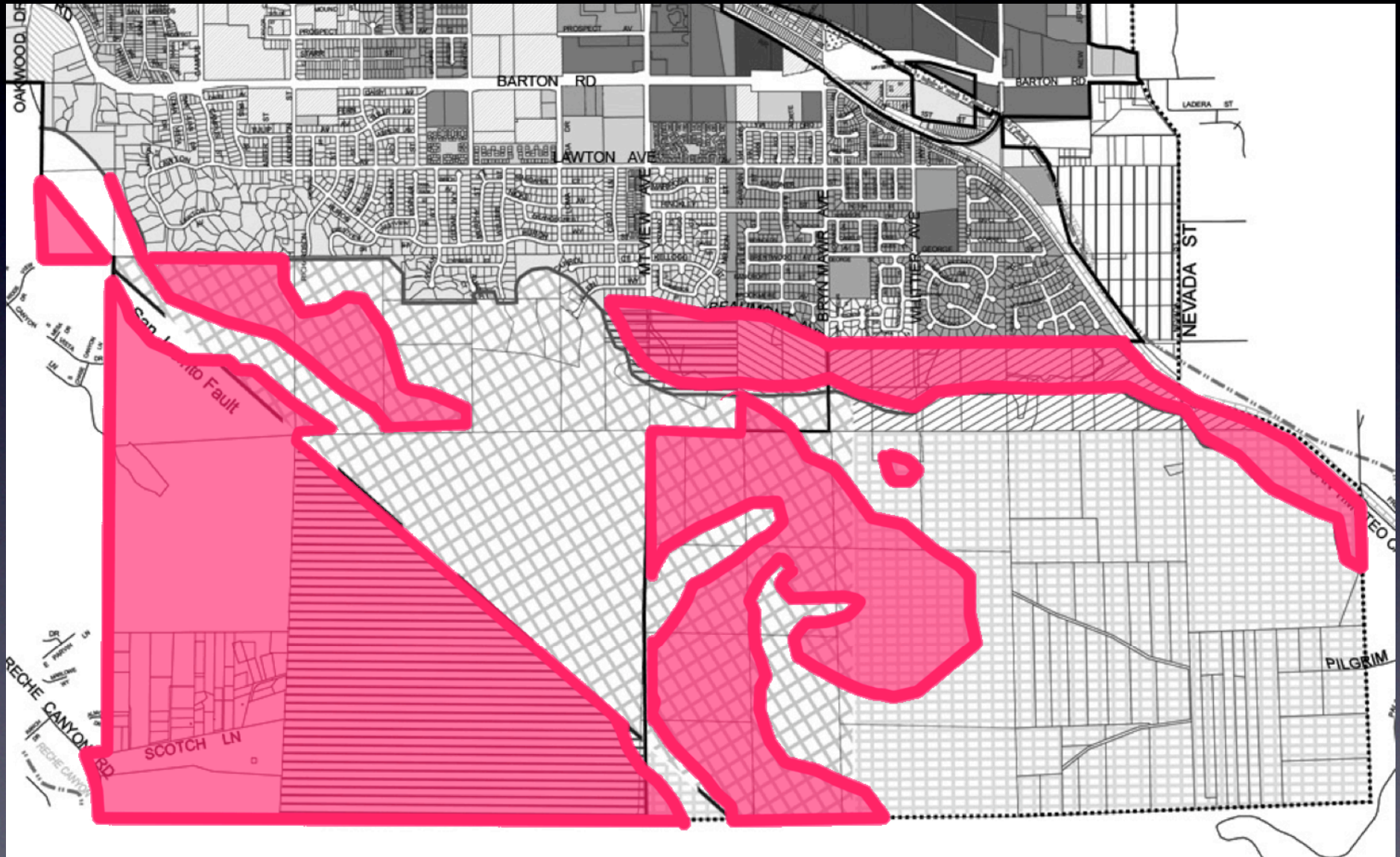
Interesting Fact:

The following slide is a graphic that I presented on behalf of the Conservation Society on January 11, 2005, a little over one year ago. This is what the Conservation Society was requesting at that time.

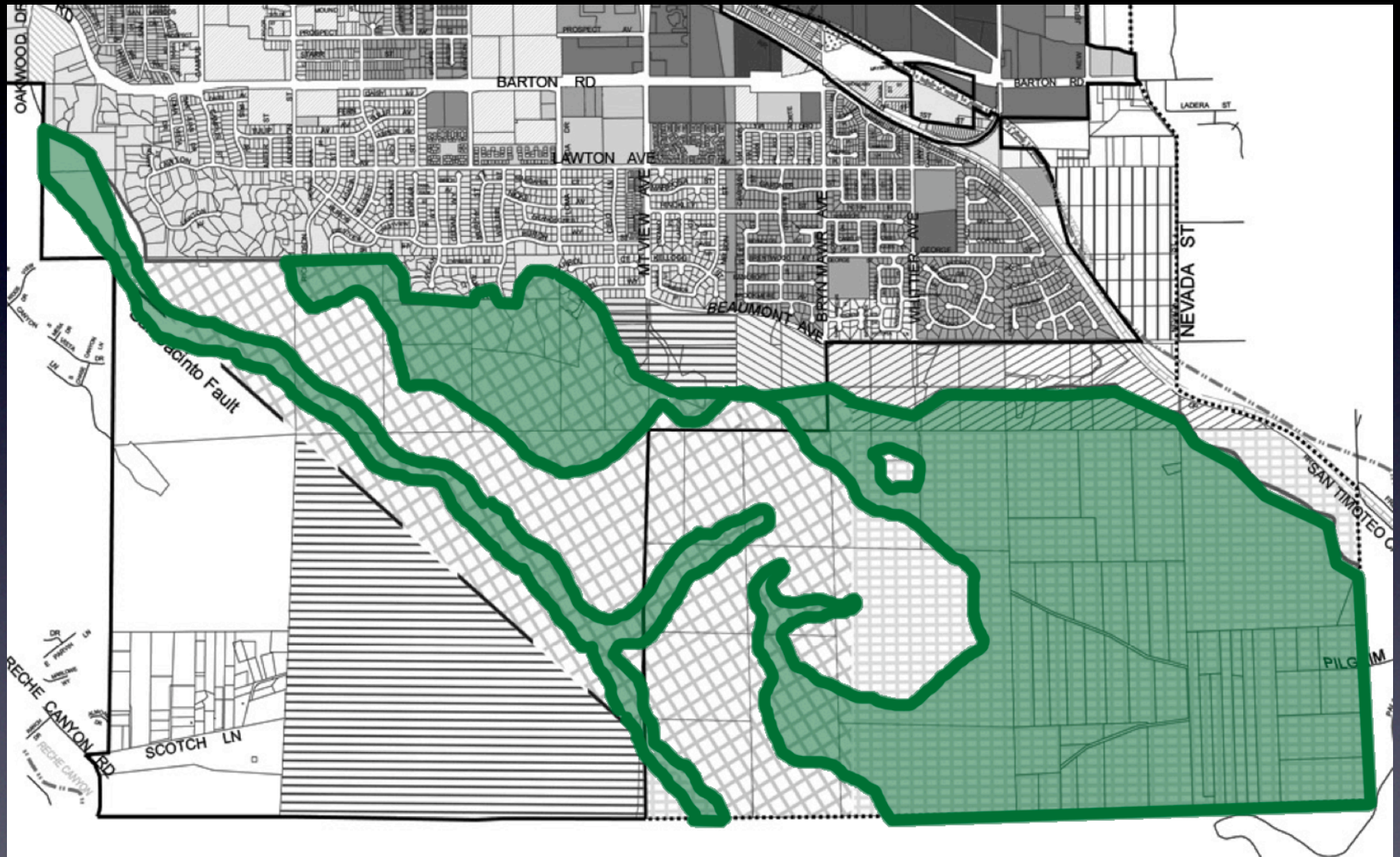
Conservation Society One Year Ago



Today: Buildable Areas, Save Loma Linda

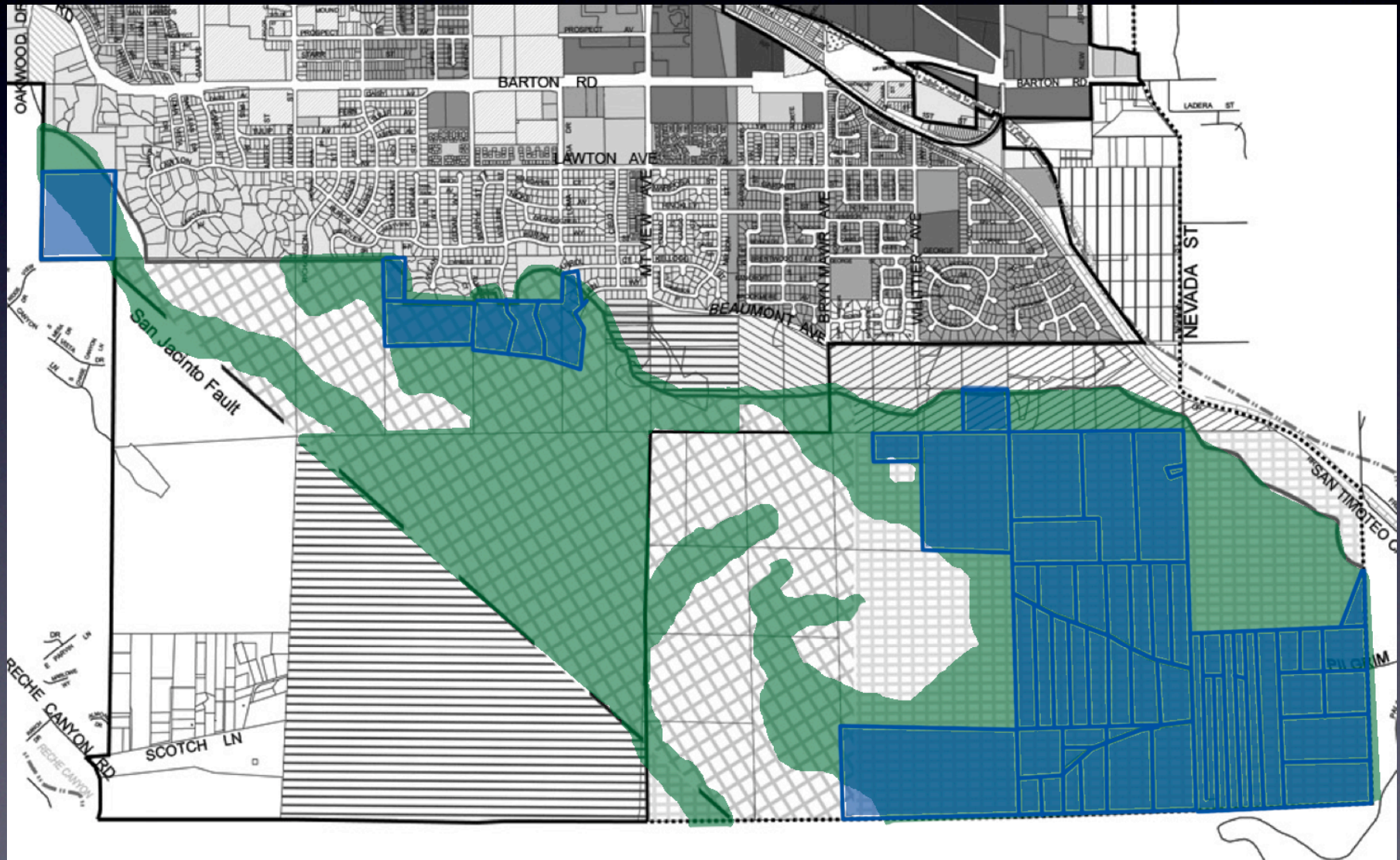


View Shed Protected Areas



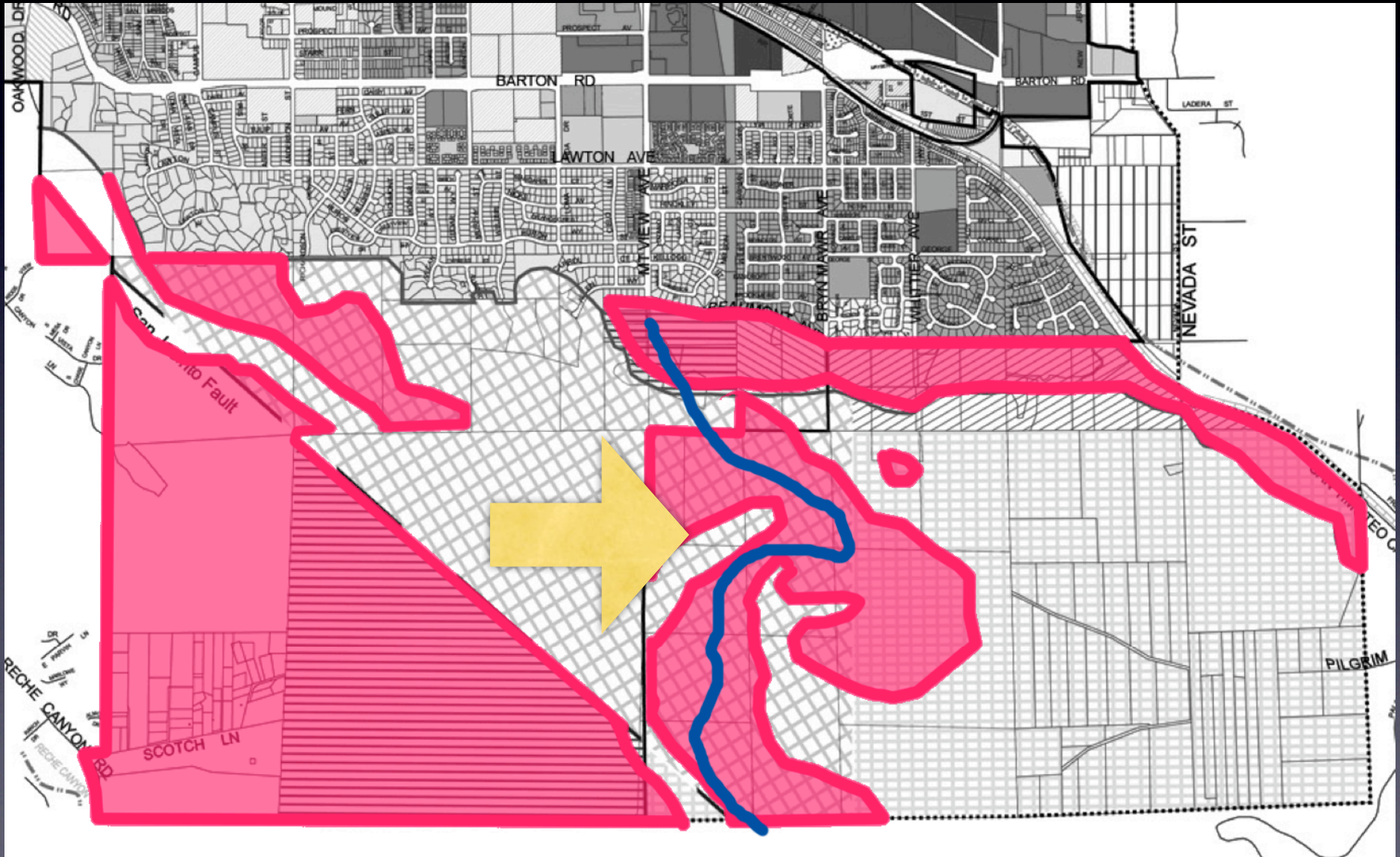
Unconstitutional Takings:

The areas in blue show private lands where construction is prohibited, and thus are taken without compensation in violation of the U. S. Constitution.

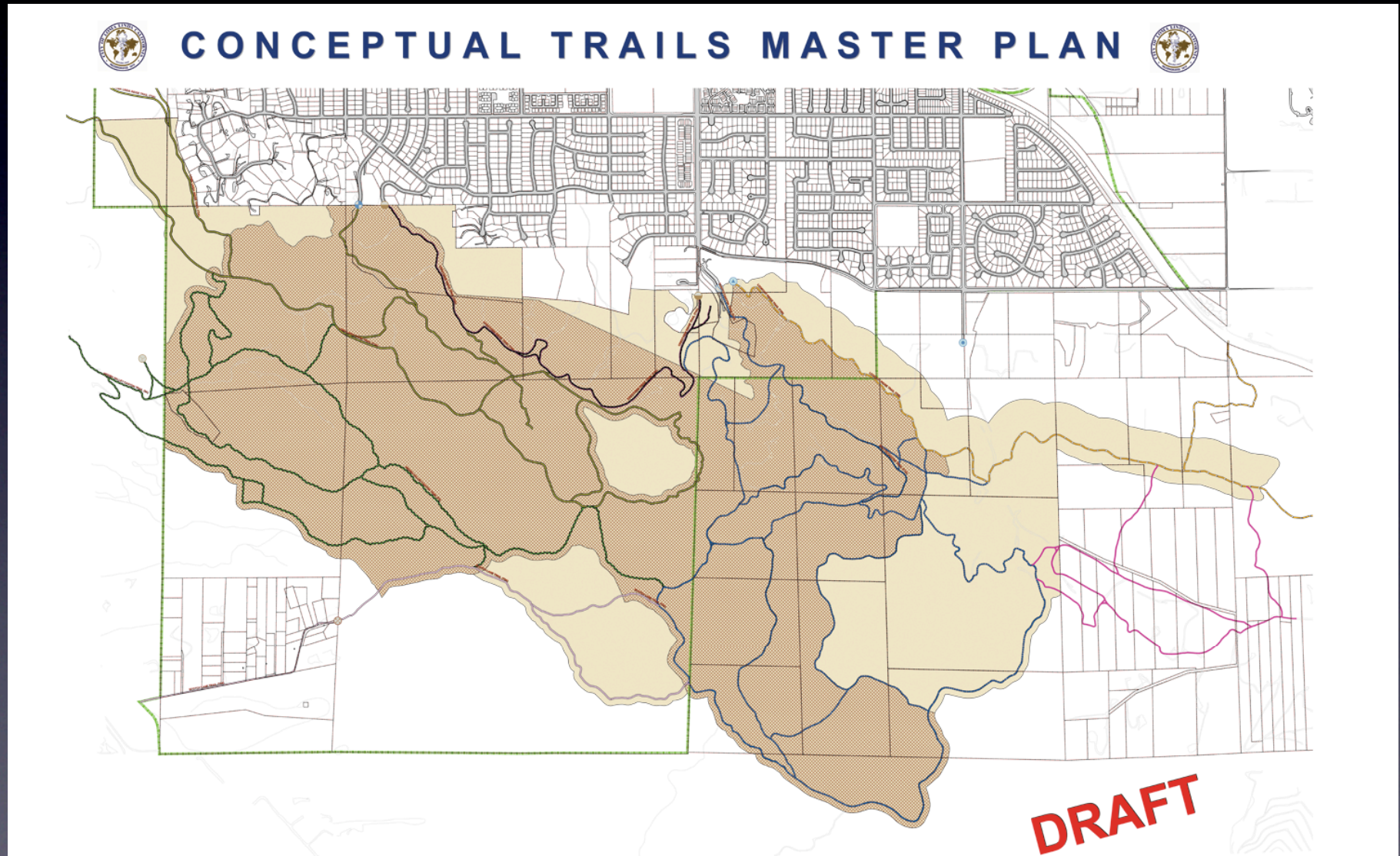


Scott's Canyon:

Covered by Houses

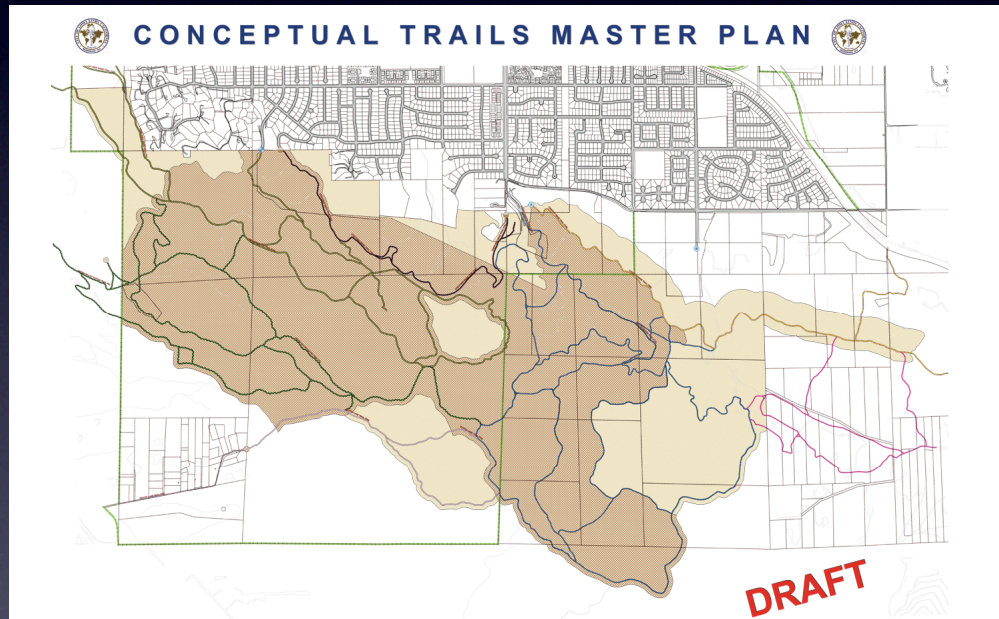


Trails Committee Map: Completely Protects Scott's Canyon

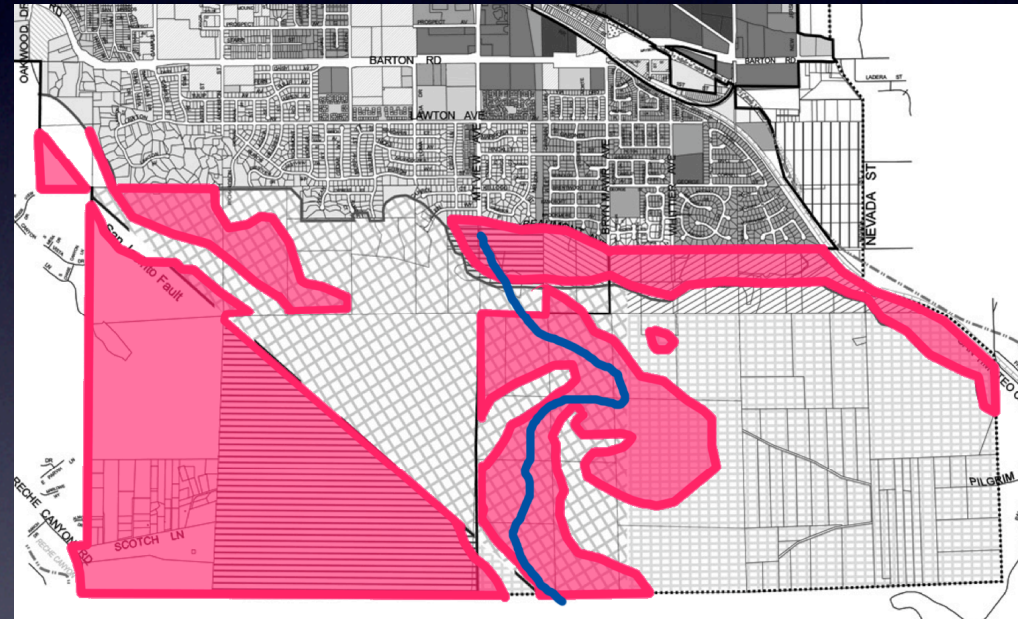


Trails Committee v. Proposed Initiative

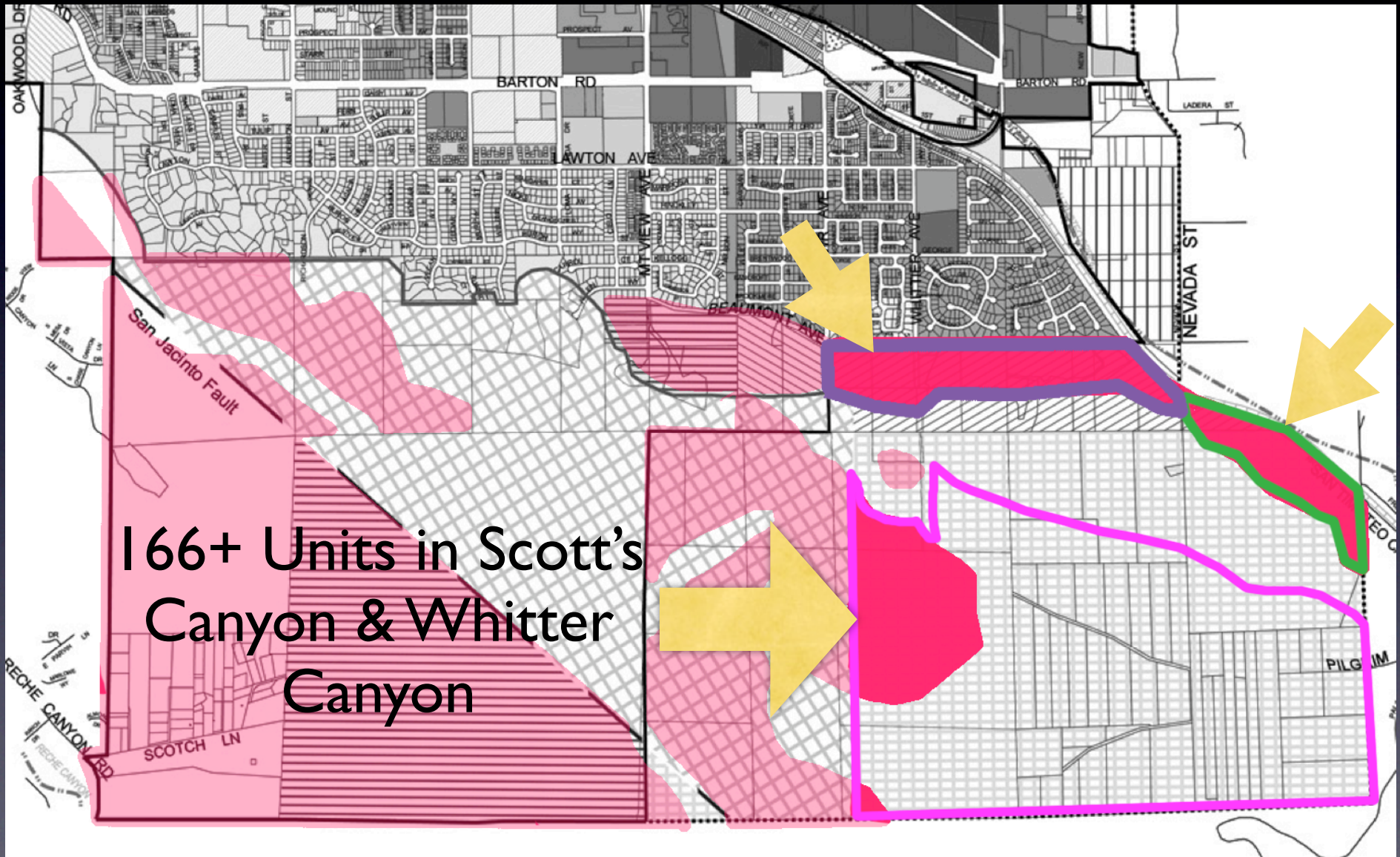
Open Space



Buildable Areas



Where the 290 Clustered Units Will Be Built

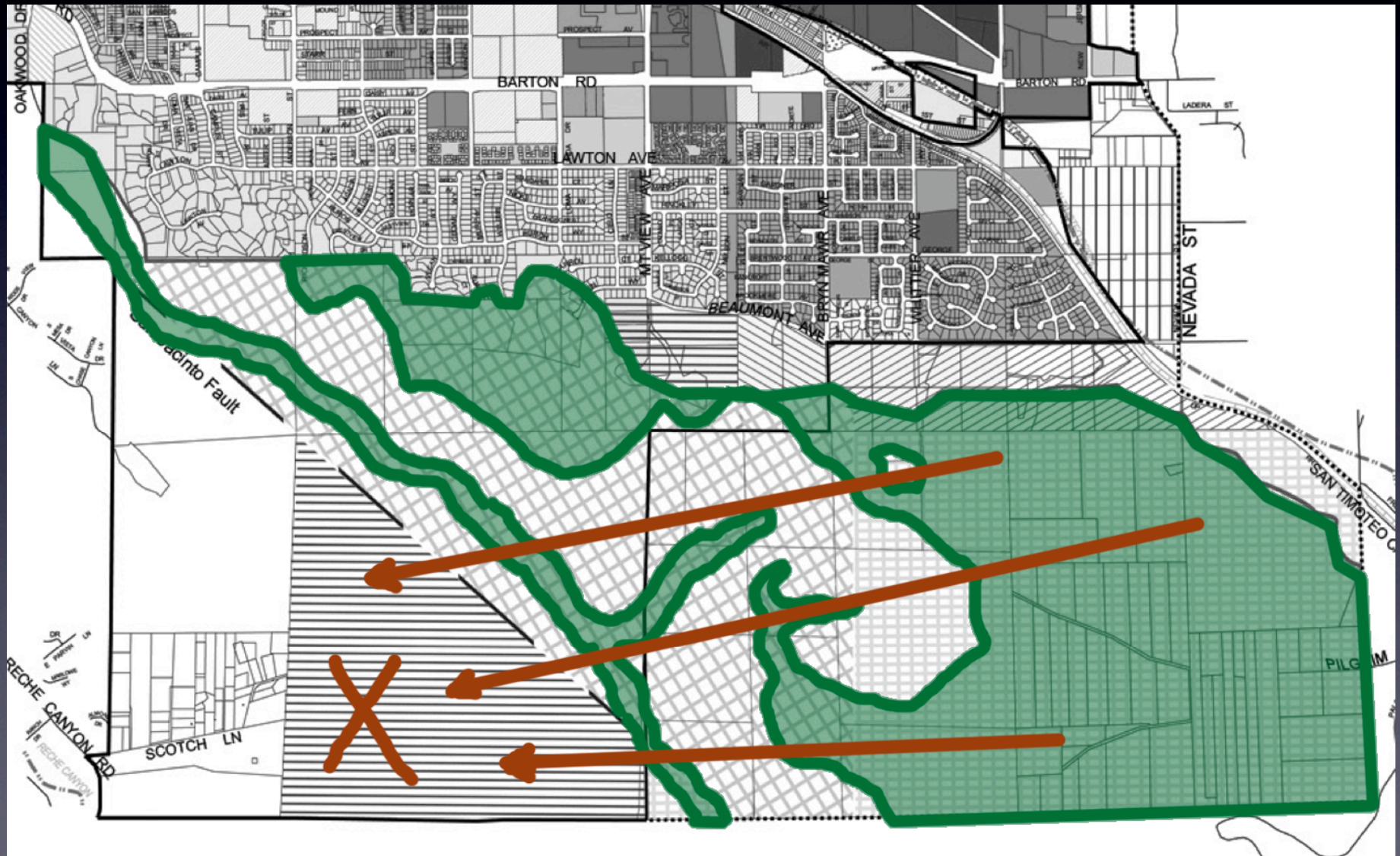


Hillside Land Use Designations

Let's finish our calculations.

Designation	Density	Acres	Raw Units	Bonus	Total
Hillside Conservation	1 unit/ 10 acres	1157	73	73	146
Low Density Hillside Preservation	1 unit / 10 acres	994	99	99	198
Medium Density Hillside Preservation	1 unit / 5 acres	155	31	31	62
Rural Estate	1 unit / acre	30	30	none	30
Expanded Hillside Area	unlimited	405	????	none	????
Un-Designated Land	unlimited	449	????	none	????
Totals:					????

Initiative: Ensures City Land Swap
Owners in the green can trade for southern city
owned land (brown X). No defined formula.



Proposed Initiative Primary Protection of Unlimited Density Land

"Minimum Residential Lot Size.

The minimum lot size for a single family residence, regardless of density bonuses, shall not be less than seven thousand two hundred **(7,200) square feet** in any planning zone."

Initiative p. 4 & 5

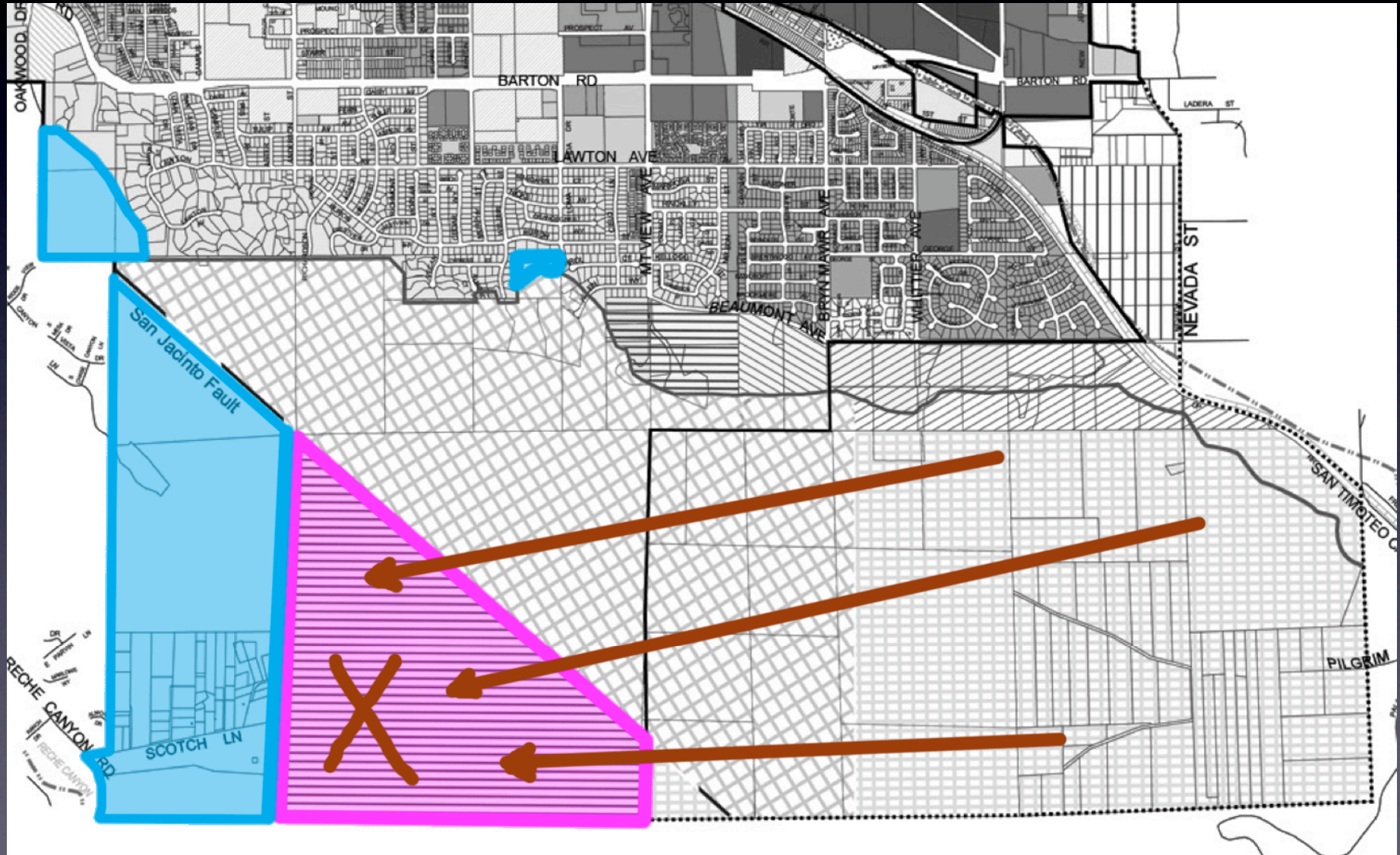
Proposed Initiative Primary Protection of Unlimited Density Land

7,200 square foot lot size = 4 units per acre

Undesignated Land

854 acres, 7,200 sq. ft. lots (4 units per acre)

estimated units: 3416



Hillside Land Use Designations

Designation	Density	Acres	Raw Units	Bonus	Total
Hillside Conservation	1 unit/ 10 acres	1157	73	73	146
Low Density Hillside Preservation	1 units / 10 acres	994	99	99	198
Medium Density Hillside Preservation	1 units / 5 acres	155	31	31	62
Rural Estate	1 units / acre	30	30	none	30
Expanded Hillside Area	unlimited	405	1620	none	1620
Un-Designated Land	unlimited	449	1796	none	1796
Total:					3852

3416 Units

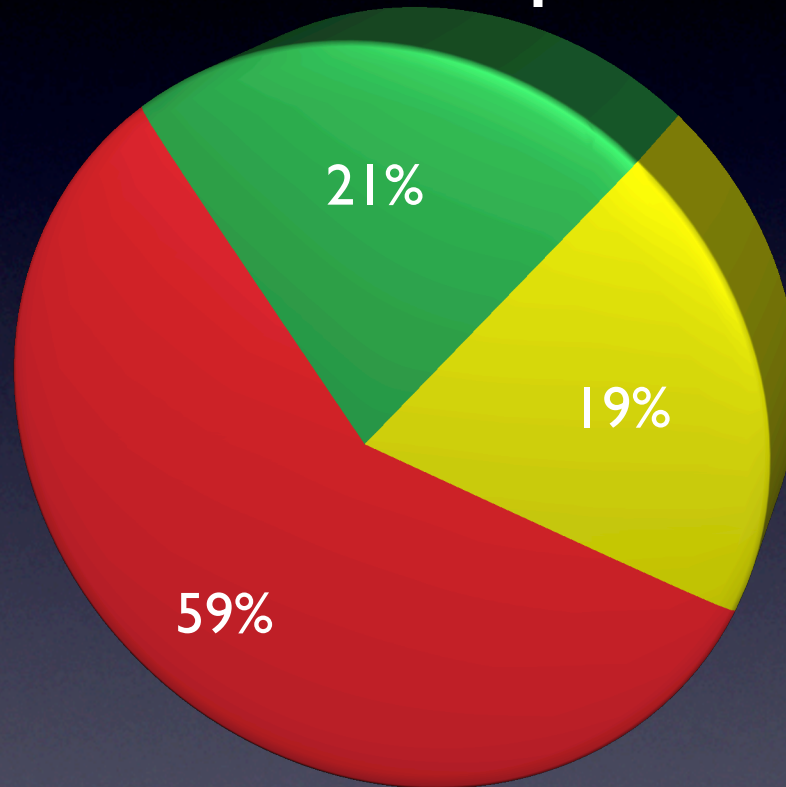
Grand Total!

3852 Units

Three Thousand Eight Hundred Fifty-two

“Save” Loma Linda

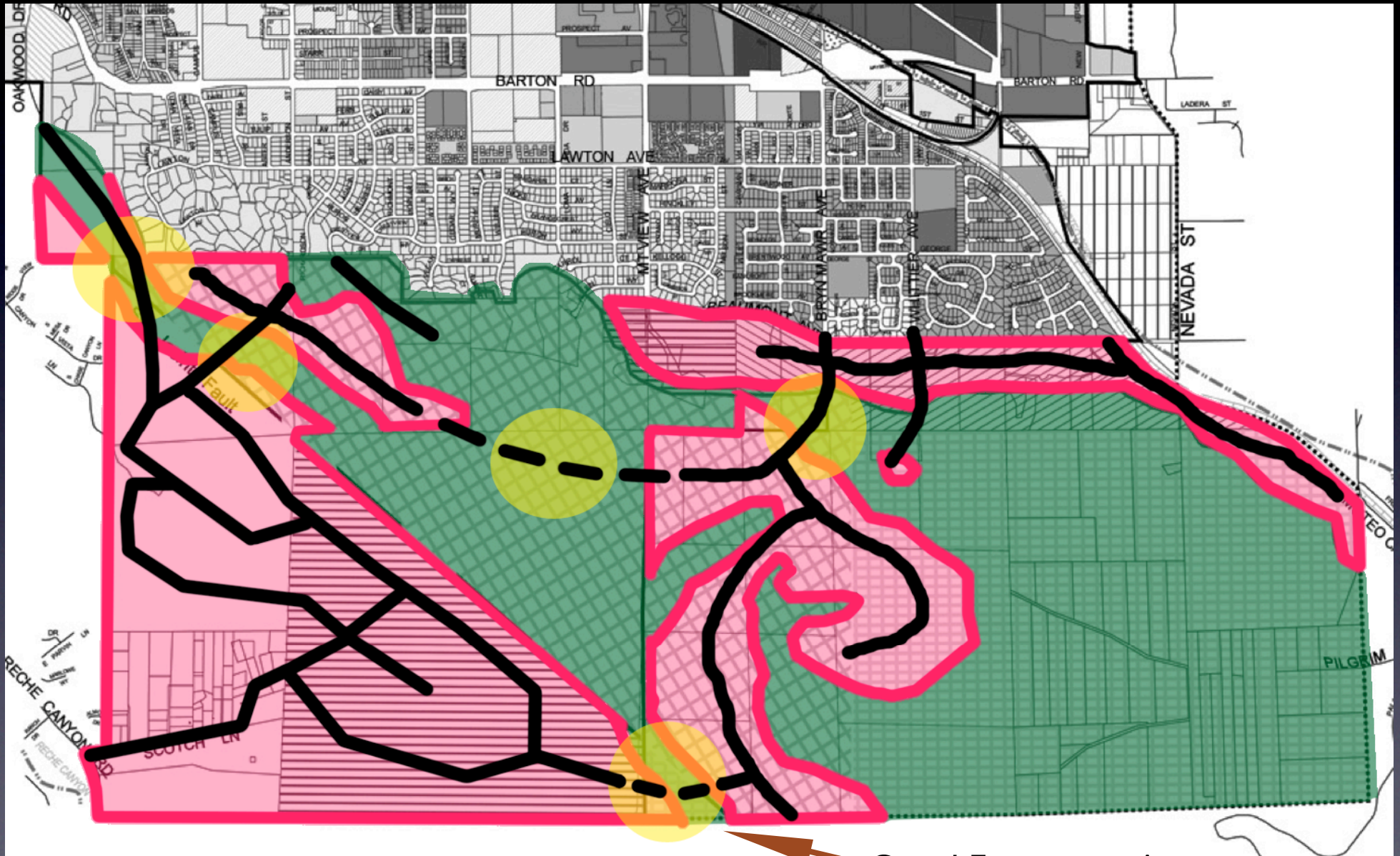
Public Access Open Space v.
Area of Development



- Development Area
- Public Access Targeted Open Space
- Un-developable, Non-Targeted Open Space

Initiative Roads: Another Big Eye-Sore

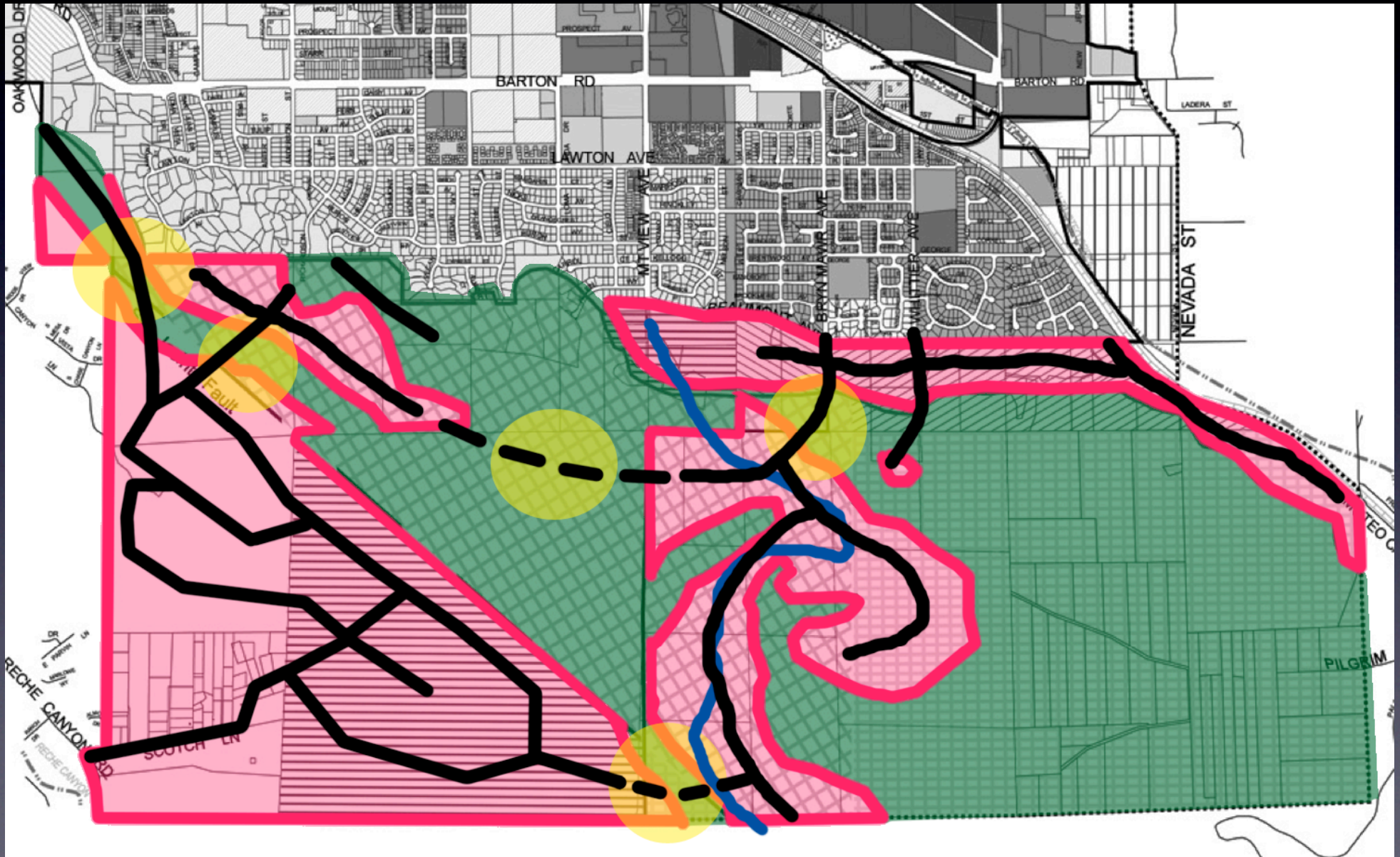
Yellow Shaded Areas Represent Major Cuts for Roads



Gated Emergency Access

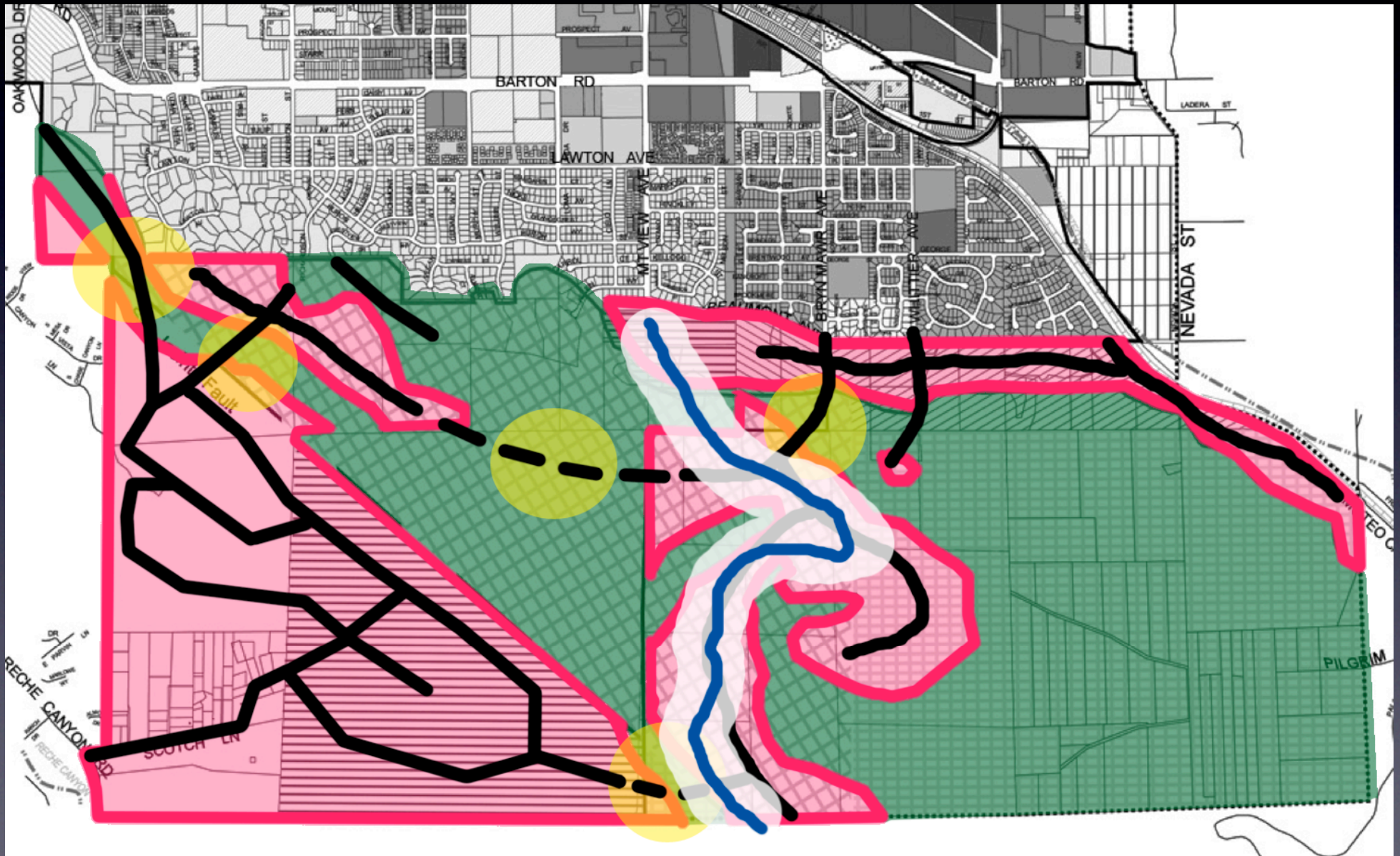
It's the blue line buried in a cement ditch under the road.

It's the blue line buried in a cement ditch under the road.

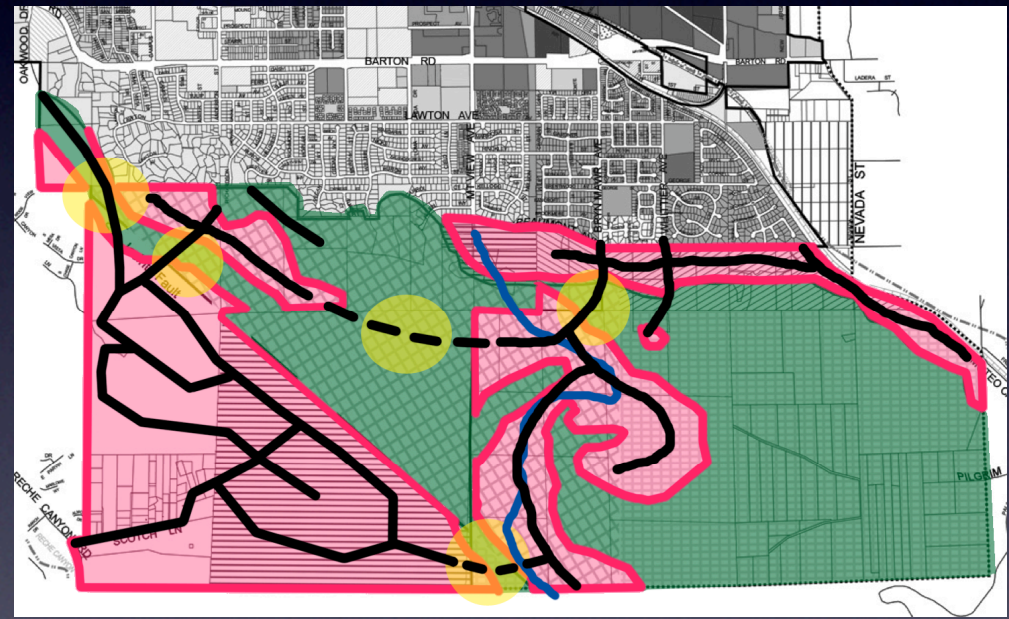
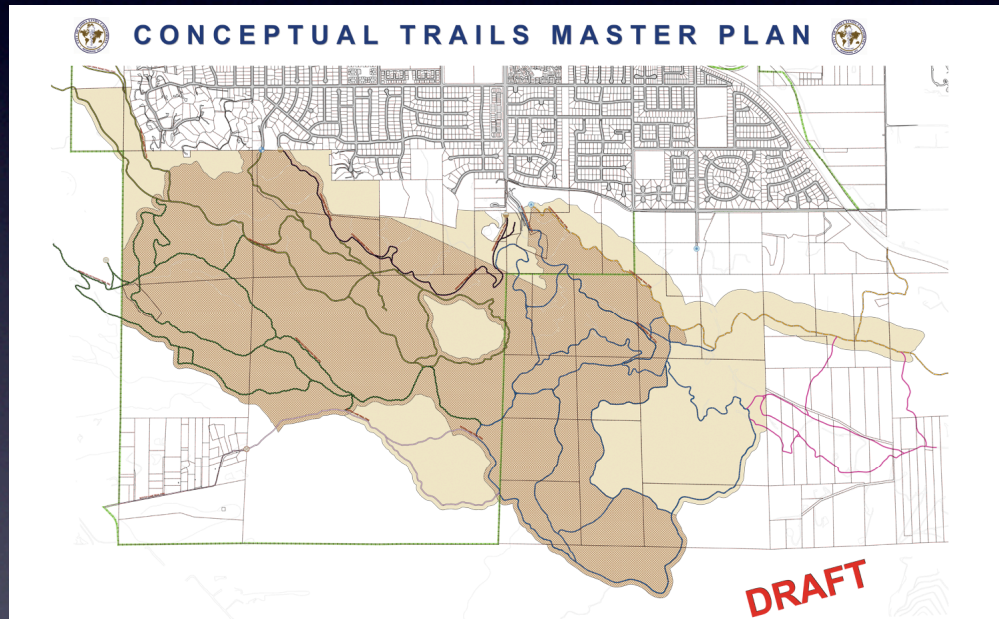


Don't Forget Scott's Canyon

You can see it better now.



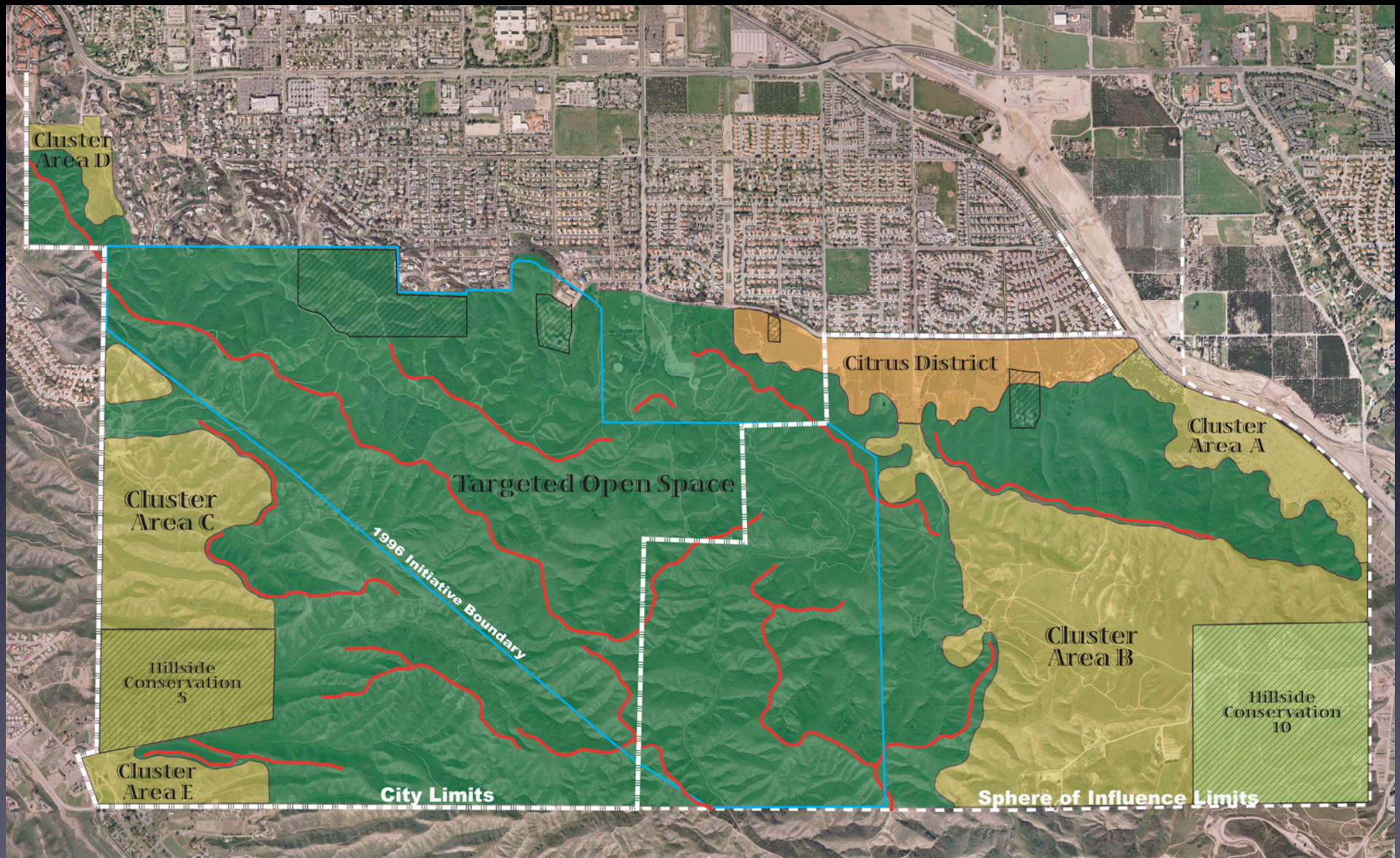
Trails Committee v. Proposed Initiative



Completely Different.

There is an alternative.

Current Draft General Plan



The Current Draft Plan Preserves:

- Over 2000 Acres of Public Open Space
- Signature Ridgelines
- North Facing Slopes
- Primitive Trails

The Current Draft Plan Is Best Because:

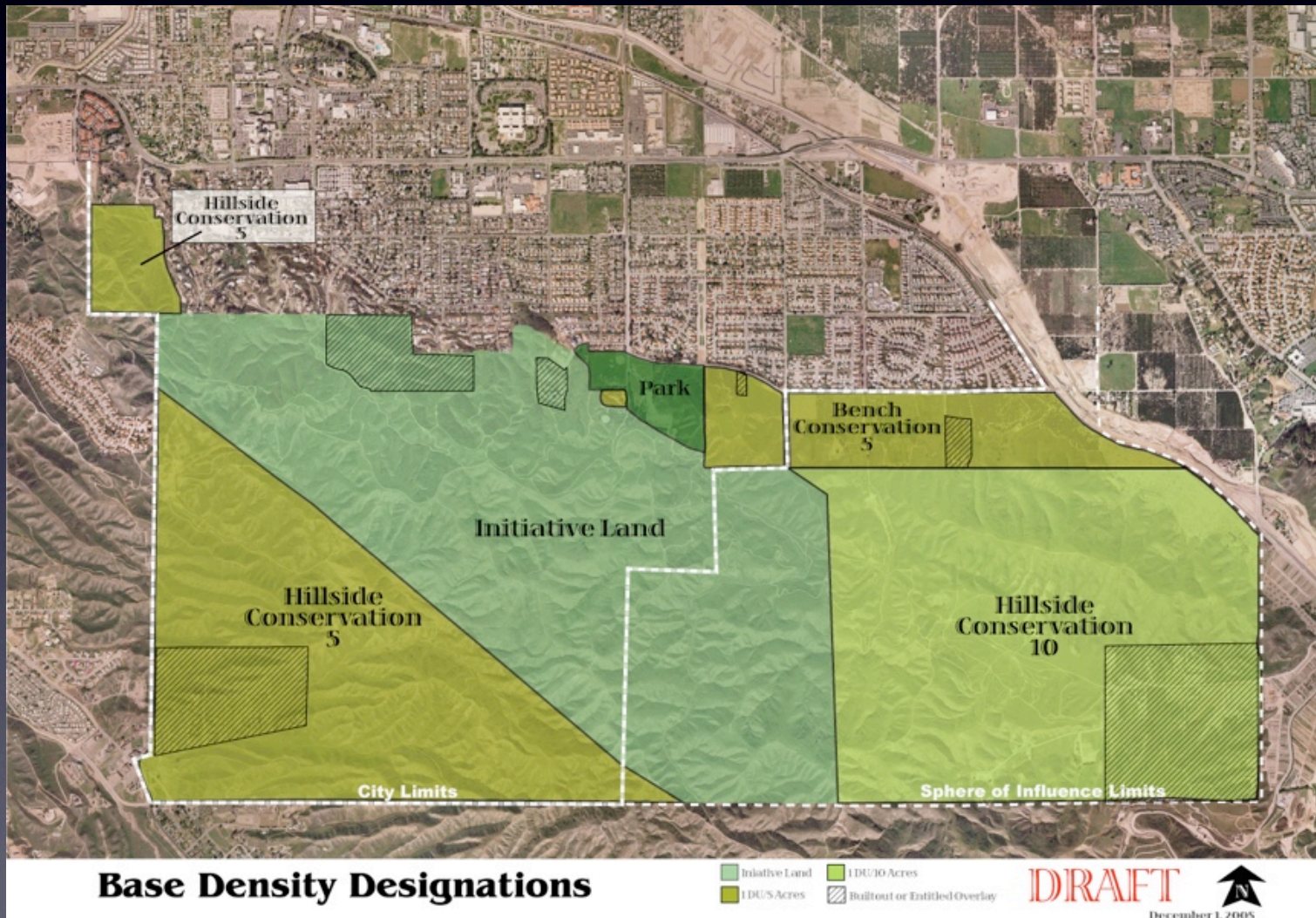
- Full Public Access to Open Space
- Preserves the most important areas
- Preserves a Citrus District on Beaumont
- Allows a maximum of 1185 homes
- Can reasonably expect approximately 2000 acres in permanent Public Access Open Space
- No unconstitutional takings

Why There Is No Takings?

In the Draft General Plan, there is a concept of base densities. Private land owners may build at very low densities based upon the base density map. **Development at this density is very unlikely for economic reasons.** However, allowing development at this density brings the City into compliance with the U.S. Constitution.

Draft General Plan: Base Density Map

If you could read the legend, you would see that the entire hillside area is designated 1 unit per 5 acres, except that the Hillside Conservation Area in the bottom right is designated 1 unit per 10 acres. This base density replicates the current best guess of what is allowed in the hills, thus keeping the promise of no up-zoning.



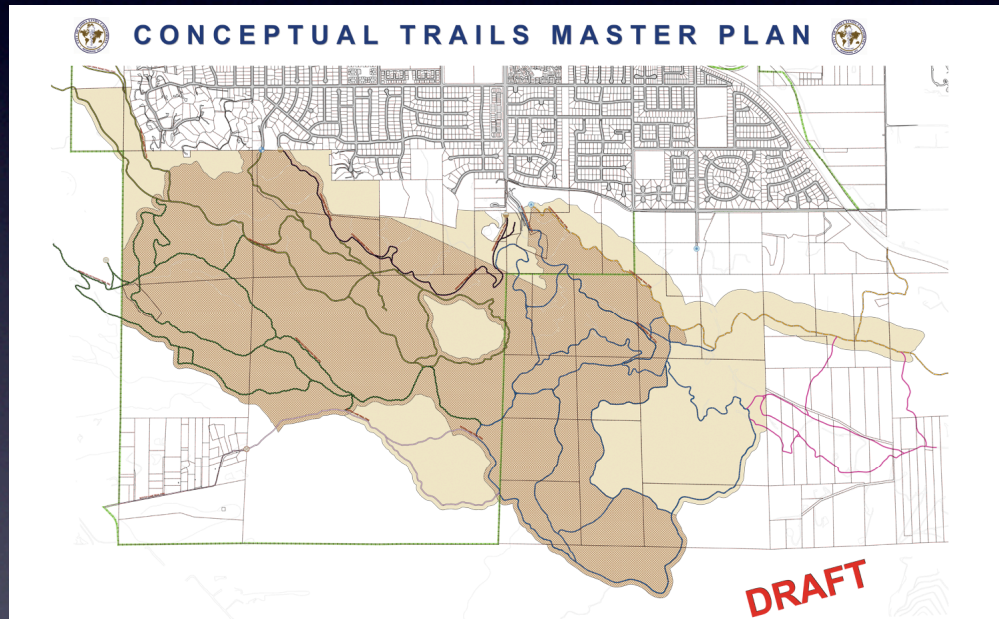
Virtual Open Space Guarantee:

- Average 3x Density Bonus to ensure that Targeted Open Space is transferred to the City
- Expensive and difficult standards for landowners that build in Targeted Open Space instead of transferring land to City

Warning:

Save Loma Linda's Proposed Initiative does not have a base density map, nor does it have any concept of base densities. For this reason, it's view shed protections are absolute, and are in violation of the U. S. Constitution.

Trails Committee v. Draft General Plan



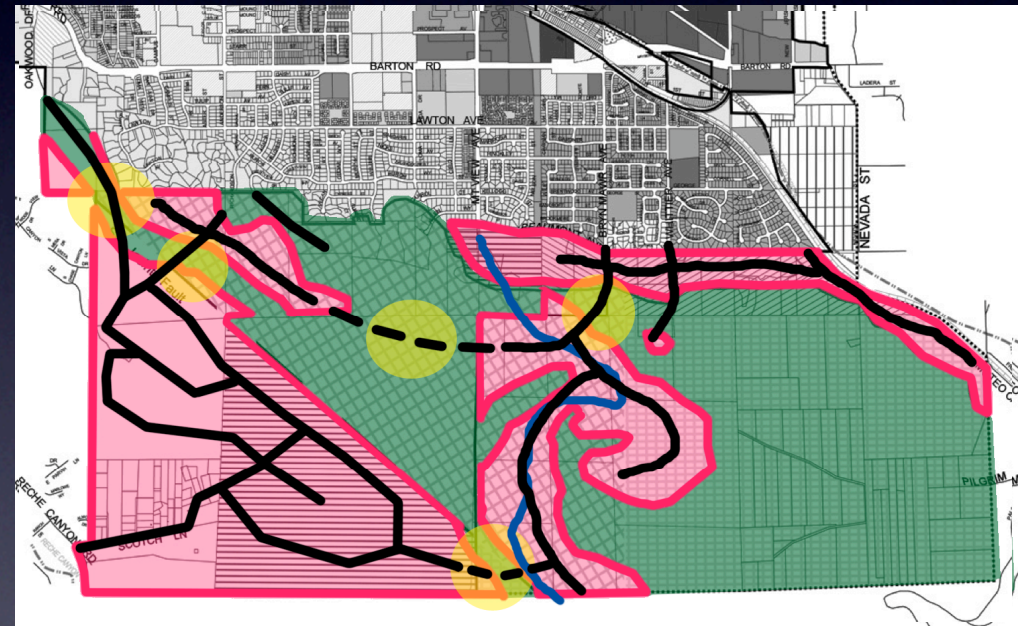
Similar Open Space Areas.

Draft General Plan v. Save Loma Linda's Initiative

Very different targeted open space areas.



1185 units



3852 units

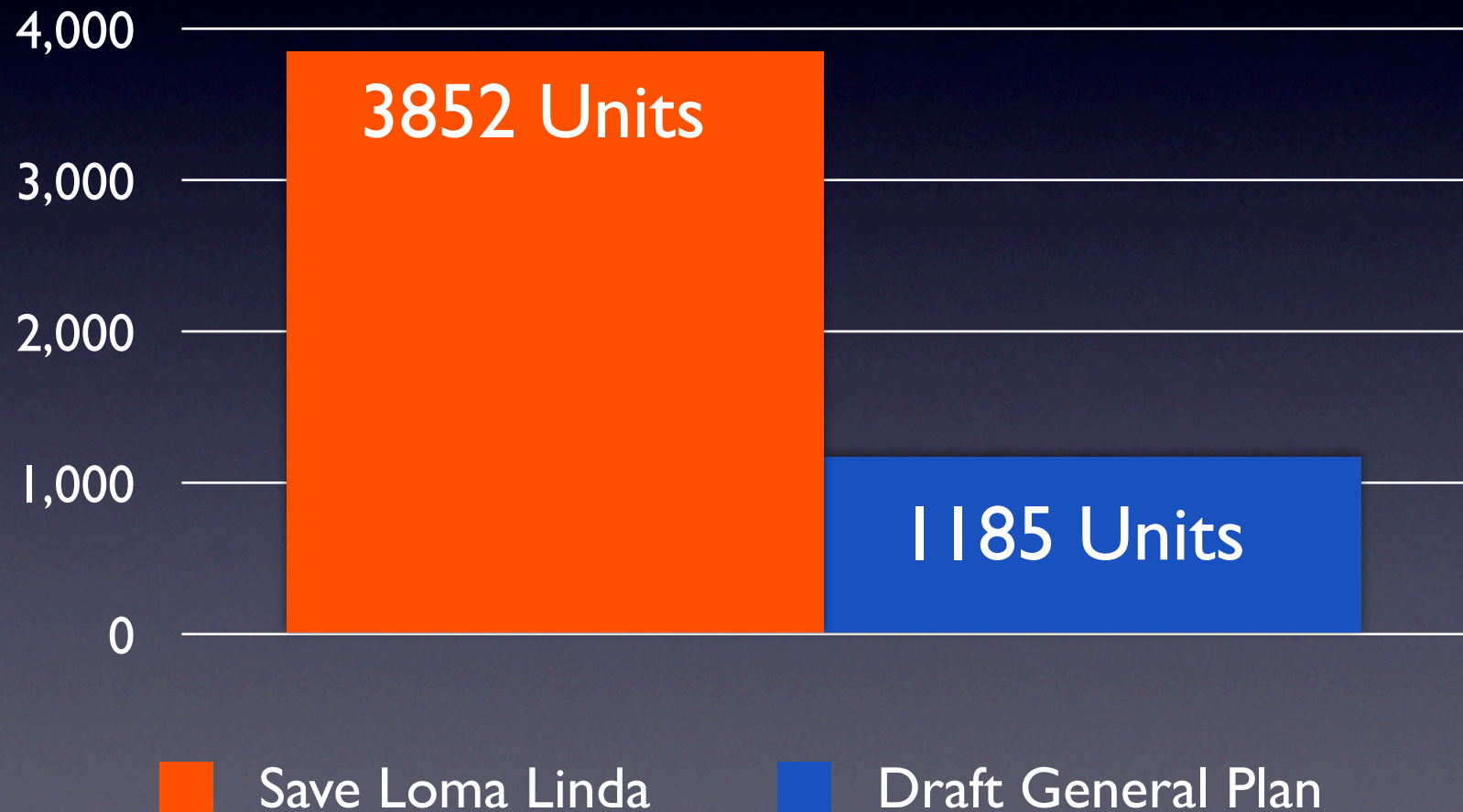
Draft General Plan v.
Save Loma Linda's Initiative

1185 units

v.

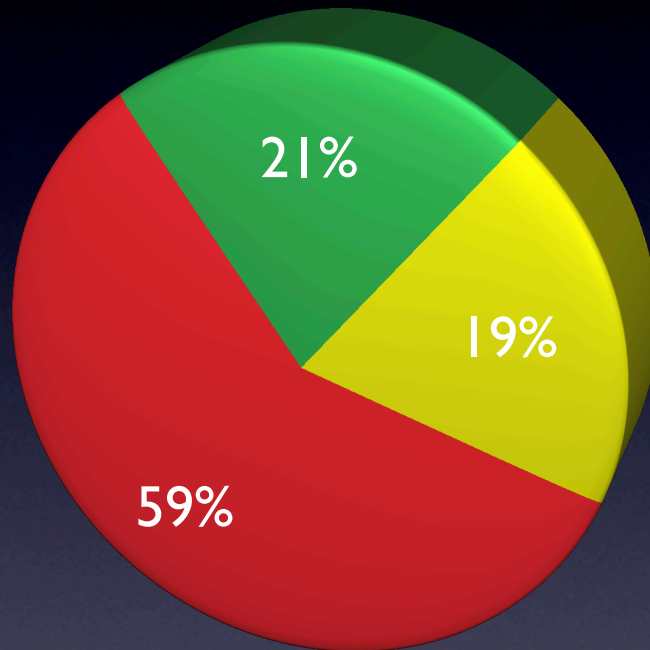
3852 units

Save Loma Linda's Initiative v. Draft General Plan

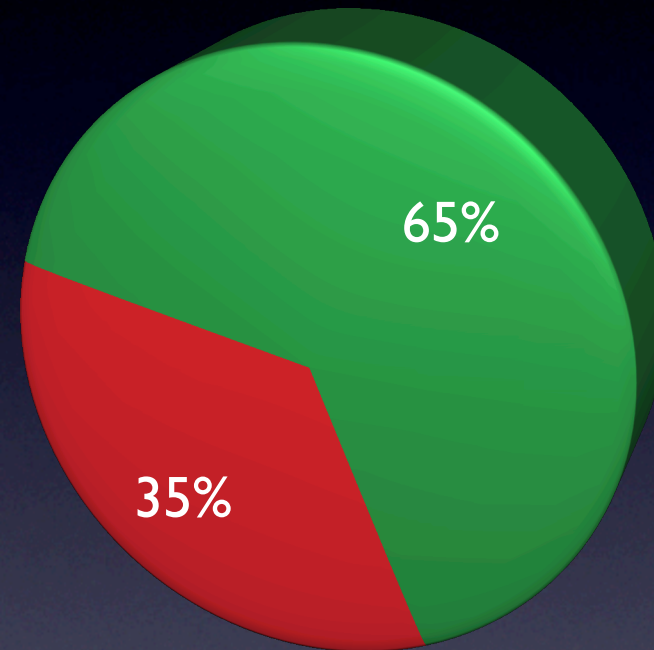


Public Access Open Space v. Development

Save Loma Linda



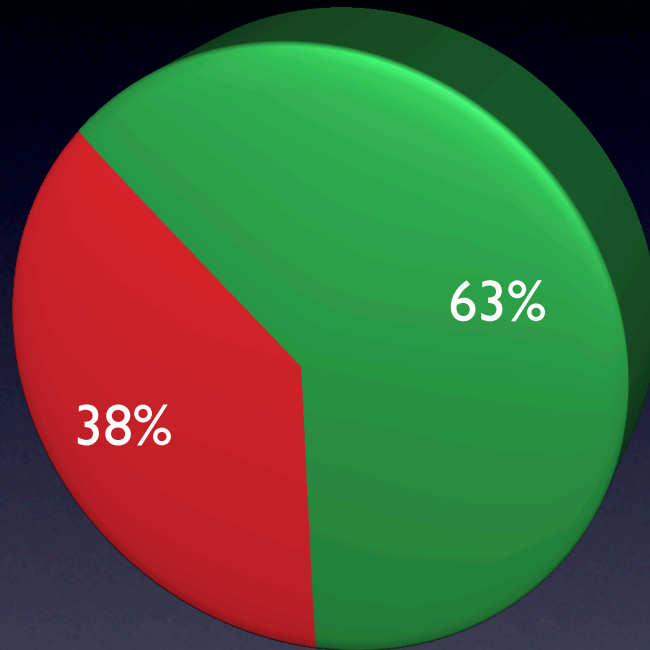
Draft General Plan



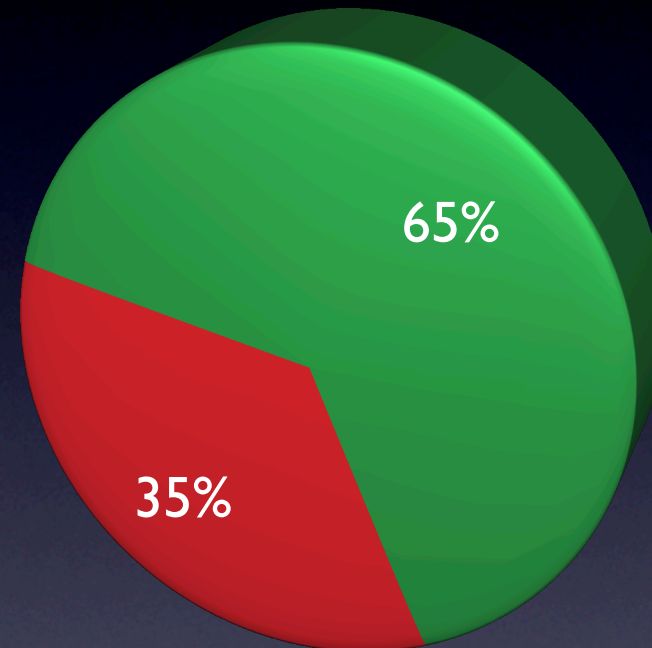
- Development Area
- Public Access Targeted Open Space
- Un-developable, Non-Targeted Open Space

Public Access Open Space v. Development

Trails Committee



Draft General Plan



- Development Area
- Public Access Targeted Open Space

The Other Issues

Traffic Problem

- The traffic provisions of the Proposed Initiative are unworkable.
- Exempts the biggest traffic producer: Loma Linda University Medical Center all of its 40 affiliates.
- Undue burden on non-residential developers and businesses.
- A large portion of our problems are caused by San Bernardino, Caltrans, and developments in neighboring jurisdictions, all of which are out of our control.

Traffic Problem

- Because Loma Linda University, the dysfunctional I-10 freeway, and booming development in neighboring jurisdictions create major traffic problems in our City, future developers will be unable to solve our problems as well, and they will either:
 - Litigate
 - Circumvent the law
 - Stagnate

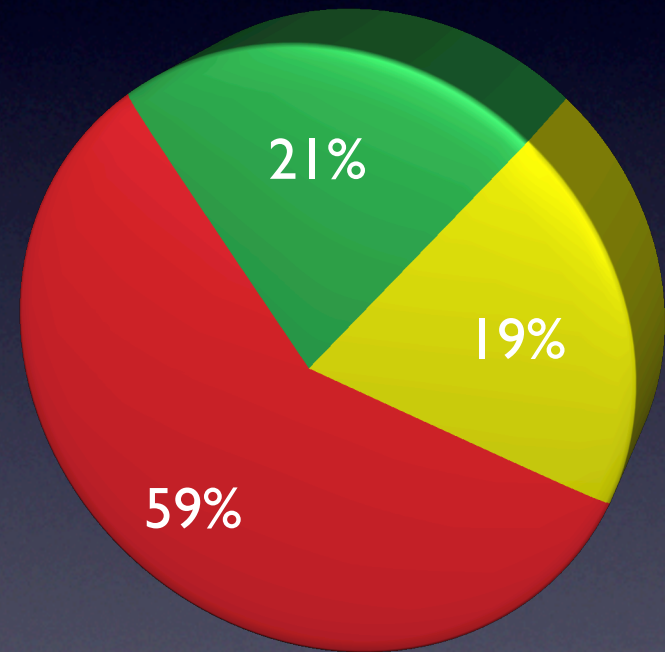
Traffic Solution

- **Comprehensive plan** that includes the University
- **Strong leadership** that has a vision for traffic and will negotiate with neighboring jurisdictions
- Help from Federal, State & Regional representatives in obtaining **State & Federal Funds** for Caltrans projects in our City

Summary

Save Loma Linda's Proposed Initiative:

- Un-Constitutional taking of private property
- Litigation
- Tremendous loss of open space
- Probably destruction of Scott's Canyon
- Over Development:
3852 units in the hills

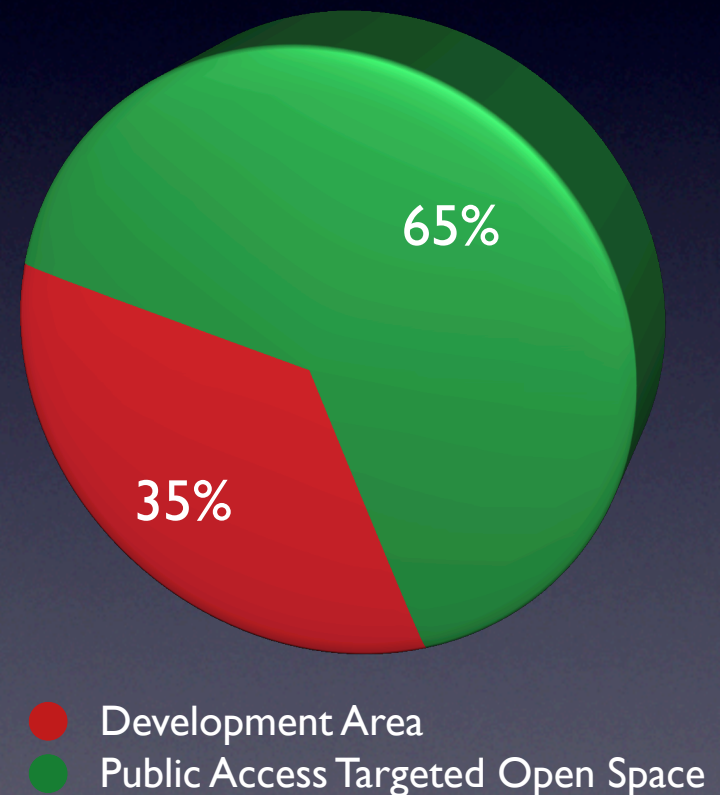


- Development Area
- Public Access Targeted Open Space
- Un-developable, Non-Targeted Open Space

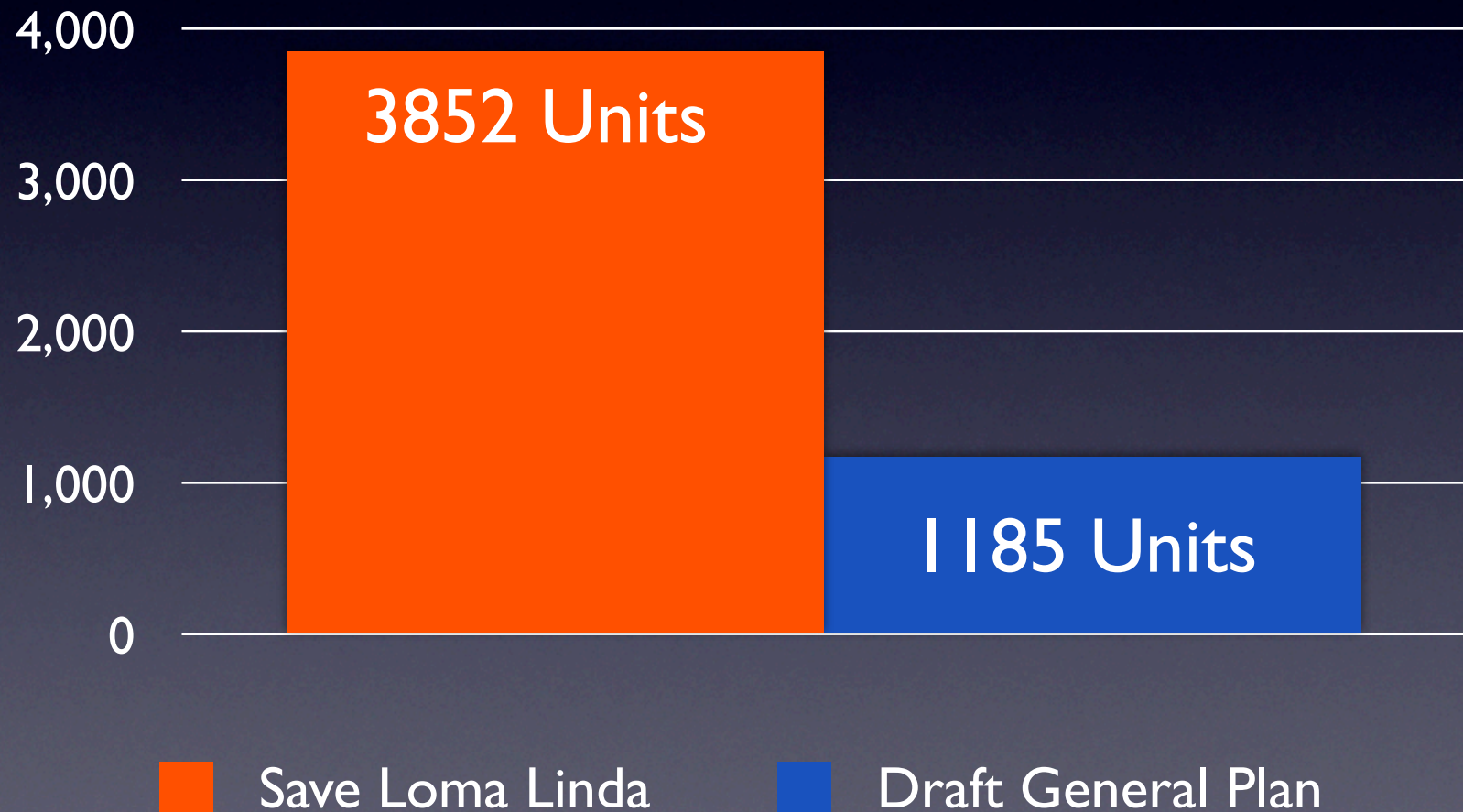
Summary

Draft General Plan

- Maximum public access open space
- Achieves Trail Committee's Goals
- Preserves Scott's Canyon
- Reasonable development: **1185** units in flatter areas of the hills



Summary: Total Units



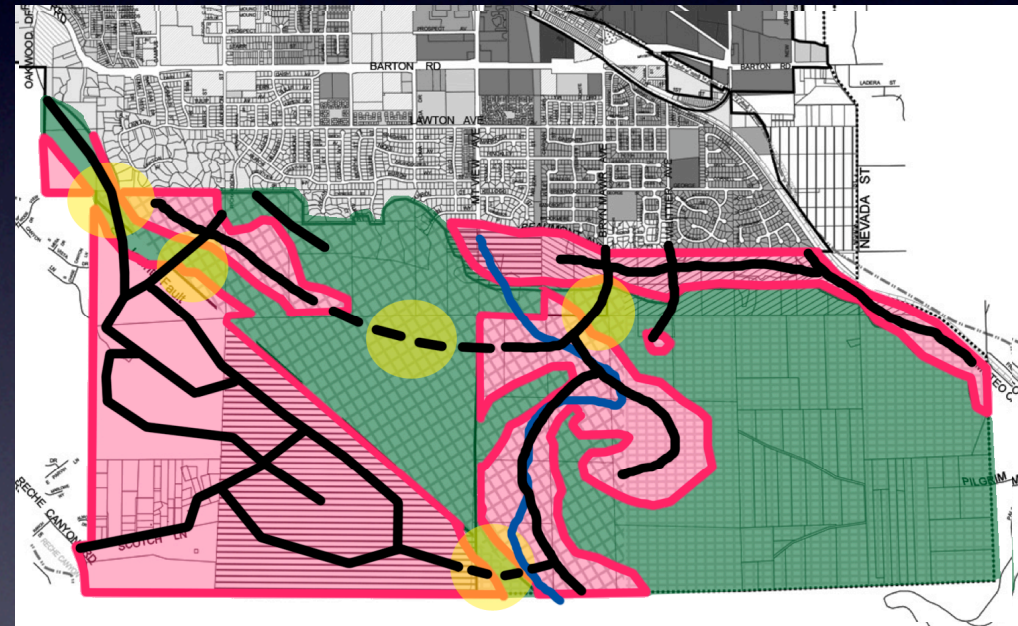
Summary: Outcomes

Draft General Plan



1185 units

Proposed Initiative



3852 units

Thank you for your support.
Together, we can keep the hills pristine.



revoke@LLCS.org

